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H-8784/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 1295 RIVERBEND ROAD MEETING ON SEPTEMBER 25, 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 1295 Riverbend Road, west side, north of Oxford Street West, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on October 3, 2017 to amend Zoning By-law Z.-1 (in conformity with the Official Plan) to change the zoning of the lands **FROM** a holding Business District Commercial Special Provision (h•h-206•BDC(31)) Zone **TO** a Business District Commercial Special Provision (BDC(31)) 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 lands bounded by Oxford Street West, Westdel Bourne, Shore Road and Kains Road (Agenda Item #7).

June 1, 2015 - Planning and Environment Committee – Application by Sifton Properties Limited for removal of holding (“h” & “h-25”) provisions for lands located at 1080 Westdel Bourne, east of Westdel Bourne and west of the future extension of Riverbend Road (Agenda Item #4).

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 commercial and office uses permitted under the Business District Commercial Special Provision (BDC(31)) Zone.

RATIONALE

1. The conditions for removing the holding (h & h-206) provisions have been met and the recommended amendment will allow development of medical offices and an animal clinic 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 Amending Development Agreement has been prepared.

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BACKGROUND

On June 10, 2015 Municipal Council adopted an amendment to the Zoning By-law to remove the holding (h & h-25) provisions to allow development of a 3 storey mixed use building housing Sifton Properties Limited new head offices, and two additional building floor plates for future development in compliance with the Community Shopping Area (CSA5) Zone.

On January 8, 2016, the Approval Authority for the City of London approved a draft plan of subdivision for approximately 30 hectares of land bounded by Oxford Street West, Westdel Bourne, Shore Road, and Kains Road. These lands are part of a long term development plan by Sifton Properties Limited known as "West Five". It 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, Council adopted Official Plan and Zoning By-law amendments, including a specific-area policy to guide the development of the community vision, mix of land uses, building form, scale and densities. It was during this process that the CSA5 Zone was changed to a Business District Commercial Special Provision BDC(31) Zone to better reflect the specific-area policies and community vision. 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 to allow development of the lands for commercial and office uses permitted under the Business District Commercial Special Provision (BDC(31)) Zone. An application to amend the site plan has also been submitted by Sifton Properties Limited for approval of a 4-storey medical office building and a 1-storey animal clinic, in addition to their existing 3-storey, mixed-use office building.

Date Application Accepted: May 26, 2017	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 Business District Commercial Special Provision (BDC(31)) Zoning. An application for site plan approval has also been submitted by Sifton Properties Limited for development of a 4-storey medical office building and a 1-storey animal clinic.	

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

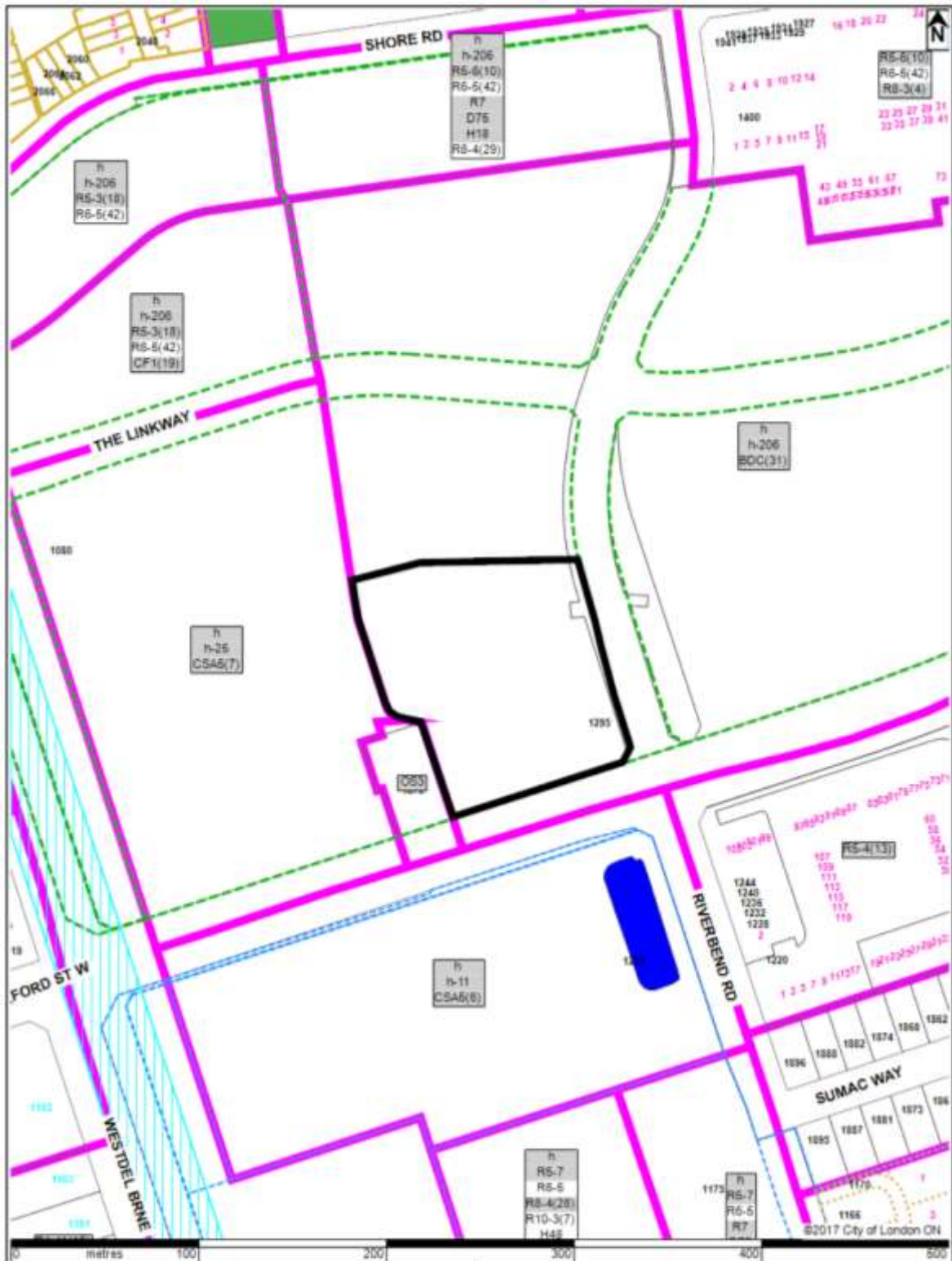
The *Upper Thames River Conservation Authority* reports:

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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Location Map

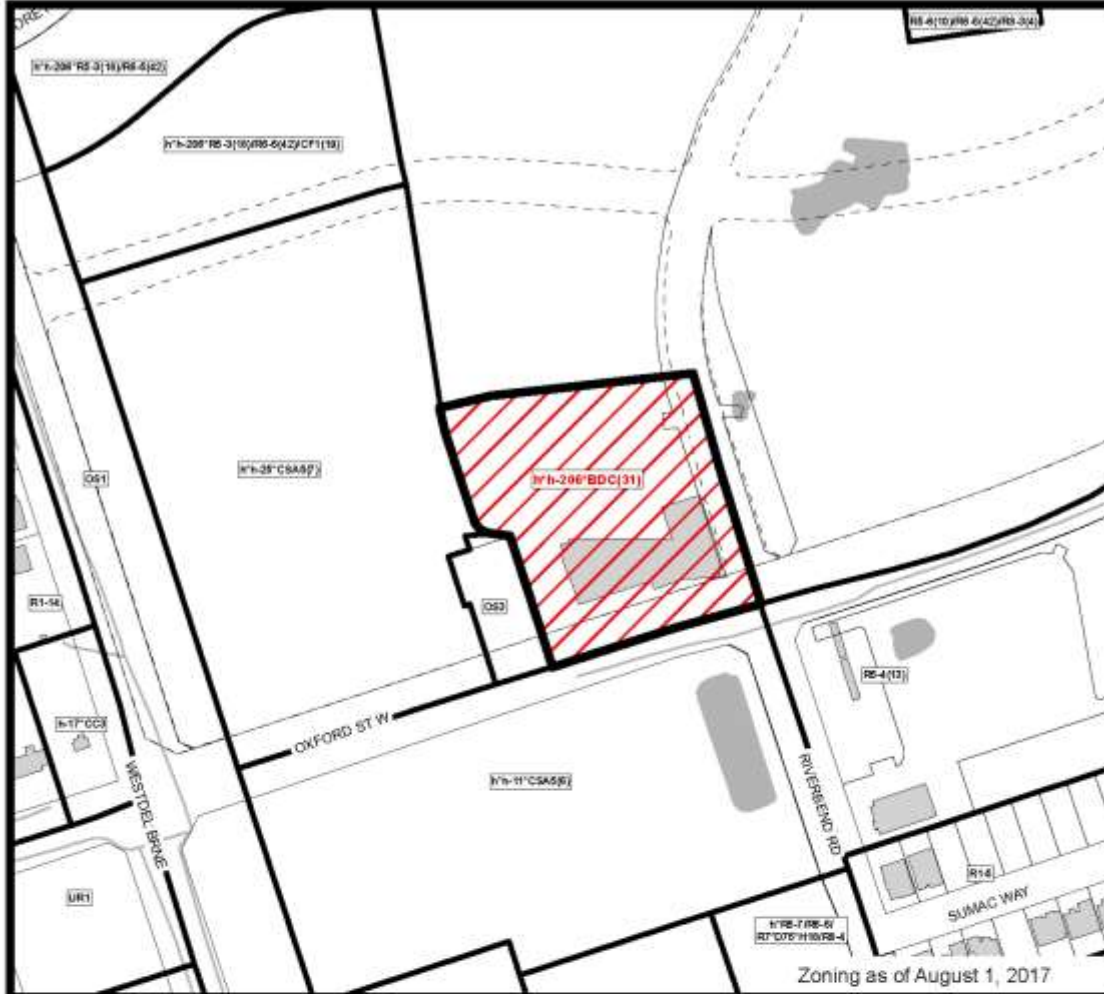


<p style="text-align: center;">LOCATION MAP</p> <p>Subject Site: 1295 Riverbend Road Applicant: SIFTON PROPERTIES LIMITED File Number: H-8784 Planner: L. Mottram Created By: LM Date: 2017-05-29 Scale: 1:2500</p>	<p style="text-align: center;">LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers
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Corporation of the City of London
Prepared By: Planning and Development

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Zoning Map



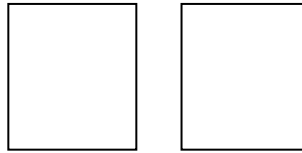
Zoning as of August 1, 2017

COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

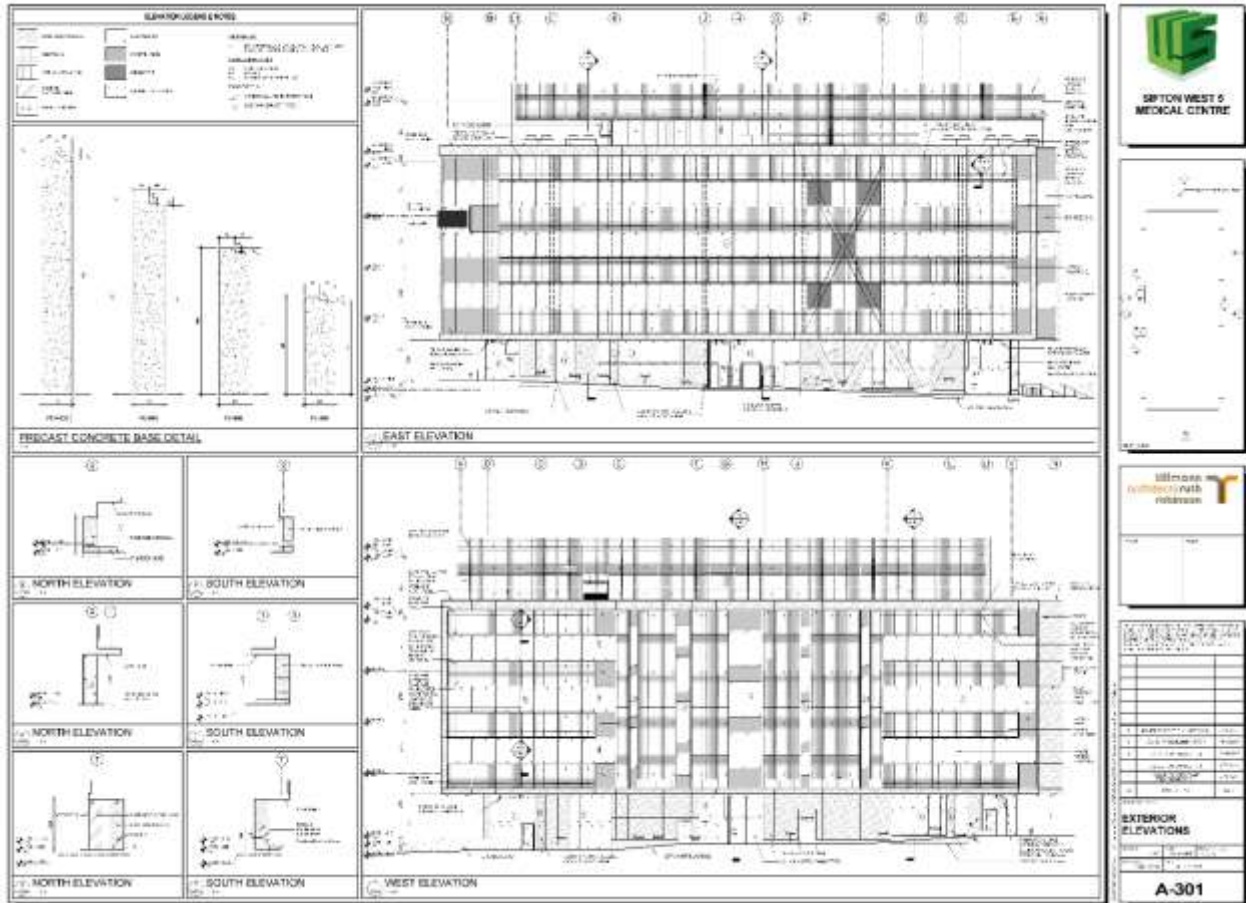
1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
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| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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 |
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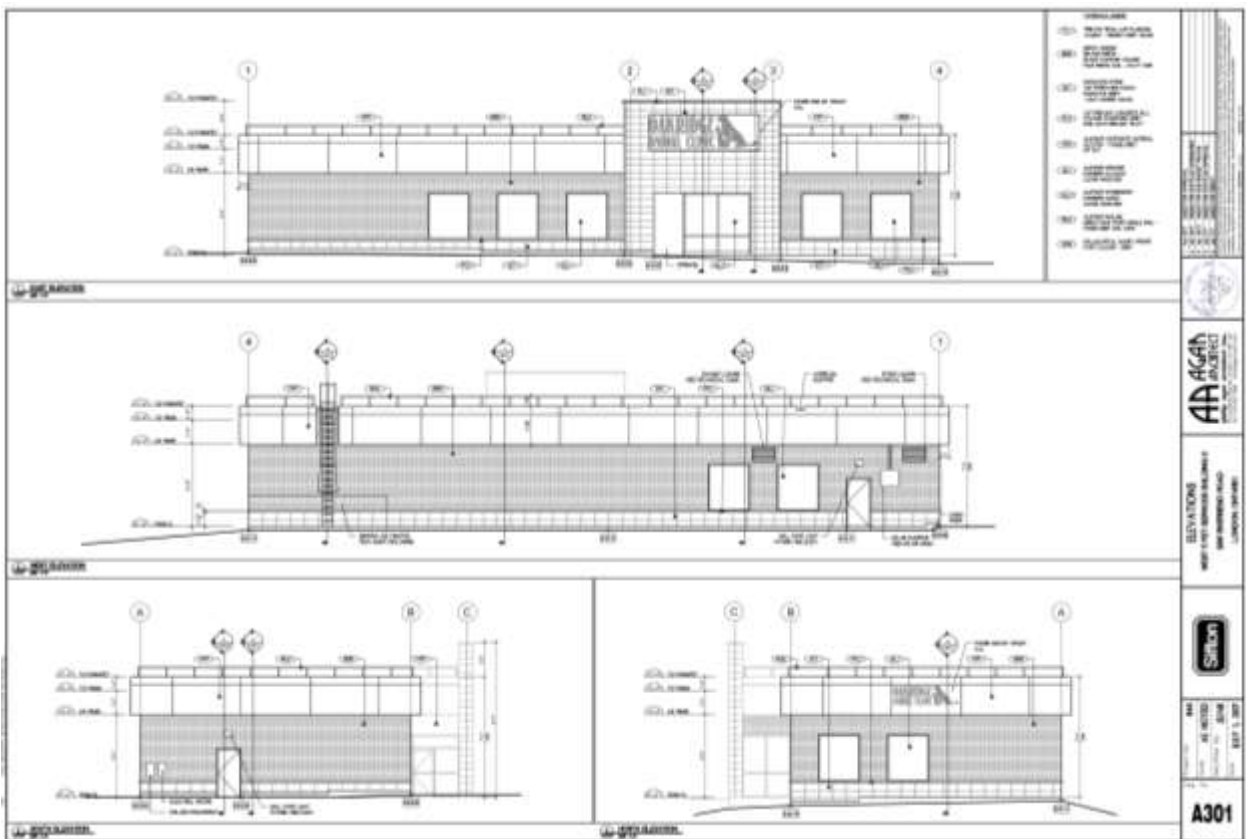
<p>CITY OF LONDON PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p>	FILE NO: H-8784 LM
<p>ZONING BY-LAW NO. Z.-1 SCHEDULE A</p> <div style="text-align: center;"> </div>	MAP PREPARED: 2017/09/05 WR
<p>THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS.</p>	<p>1:3,000</p> <p>0 15 30 60 90 120 Meters</p>



Elevations



Building 2 – Medical Office Building
East and West Elevations



Building 3 – Animal Clinic Elevations

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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 8, 2017.	No replies received
Responses: There was no response to the published notice.		

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.

An amended development 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 Development Agreement. 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 intentions of the West Five Urban Design Guidelines are 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;
- 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 generally conform with these goals. The overall site design provides for a strong building and pedestrian orientation at the street line (both Oxford Street West and the future Riverbend Road) with the parking area located behind the buildings and effectively buffered with quality landscaping. The Site Plan also provides clearly designed pedestrian routes and sidewalk connections. The 4-storey medical office building incorporates a variety of building materials which adds to the visual interest including different types of glass, concrete, metal cladding, wood and aluminum composite paneling, and the use of high-energy efficiency components such as roof mounted horizontal

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solar panels and vertical wall solar panels. The building location, scale and massing as well as the location of entrances and large panes of vision glazing into the ground floor retail units located along the street edge contributes to the creation of an urban “main street” environment envisioned by the West Five Urban Design Guidelines. The 1-storey animal clinic is located as a stand-alone building in the northwest corner of the site and is suitable for its specific use, function and profile. It is well integrated with the parking and internal site circulation system. The building exterior of the animal clinic will be composed primarily of masonry materials including brick veneer and stone, aluminum composite materials, and aluminum windows.

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 Amending 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

In the opinion of Staff, 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.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
LARRY MOTTRAM, MCIP, RPP SENIOR PLANNER – DEVELOPMENT SERVICES	LOU POMPILII, 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

September 18, 2017
GK/PY/LP/LM/lm
"Attach."

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2017\H-8784 - 1295 Riverbend Road (LM)\PEC report.doc

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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 1295 Riverbend Road, west side, north of Oxford Street West.

WHEREAS **Sifton Properties Limited** has applied to remove the holding provisions from the zoning for lands located at 1295 Riverbend Road, west side, north of Oxford Street West, 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 1295 Riverbend Road, west side, north of Oxford Street West, as shown on the attached map, to remove the holding provisions so that the zoning of the lands as a Business District Commercial Special Provision (BDC(31)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on October 3, 2017.

Matt Brown
Mayor

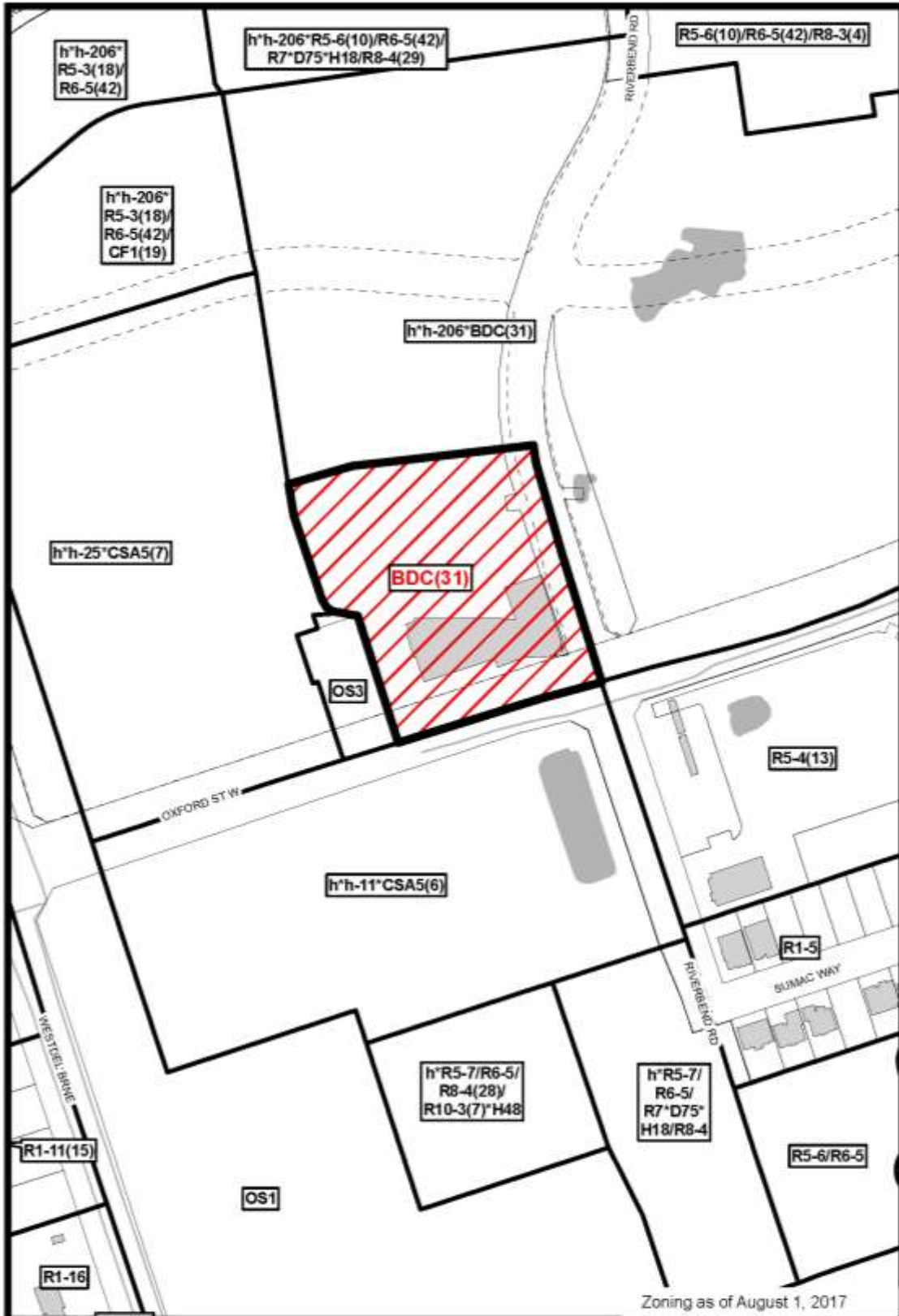
Catharine Saunders
City Clerk




First Reading – October 3, 2017
Second Reading – October 3, 2017
Third Reading – October 3, 2017

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H-8784/L. Mottram

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



<p>File Number: H-8784 Planner: LM Date Prepared: 2017/09/05 Technician: WR By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.5 25 50 75 100 Meters </p> <p></p>
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