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H-8840/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 1080 WESTDEL BOURNE  MEETING ON JANUARY 22, 2018</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 a portion of the lands located at 1080 Westdel Bourne, located southwest of the future extension of Riverbend Road and The Linkway, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on January 30, 2018 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.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**September 25, 2017** - Planning and Environment Committee – Application by Sifton Properties Limited for removal of holding (“h” & “h-206”) provisions for lands located at 1295 Riverbend Road, west side, north of Oxford Street West (Agenda Item #6).

**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).

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

<b>RATIONALE</b>
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1. The conditions for removing the holding (h & h-206) provisions have been met and the recommended amendment will allow development of a mixed use, ten-storey residential apartment building with ground floor retail 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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<b>BACKGROUND</b>
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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. This tract of land is part of a long term development by Sifton Properties Limited known as “West Five”. The development strategy is based on a vision of a sustainable, mixed-use community consisting of a range of office, retail, residential and public uses; and incorporating models of “smart” community design and 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, mixing of uses, form, scale and density. The zoning amendment included a Business District Commercial Special Provision BDC(31) Zone to implement the specific-area policies. 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 mixed residential, commercial and office uses permitted under the Business District Commercial Special Provision (BDC(31)) Zone. An application for Site Plan Approval and amendment to the Development Agreement has also been submitted by Sifton Properties Limited for approval of a 10 storey residential apartment building consisting of 116 units with ground floor commercial and retail space.

<b>Date Application Accepted:</b> October 23, 2017	<b>Agent:</b> n/a
<b>REQUESTED ACTION:</b> 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 mixed use 10 storey residential high-rise apartment building with ground floor retail.	

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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**Servicing Related City Comments**

The following comments represent the consolidated feedback from Development Services and Environmental & Engineering Services.

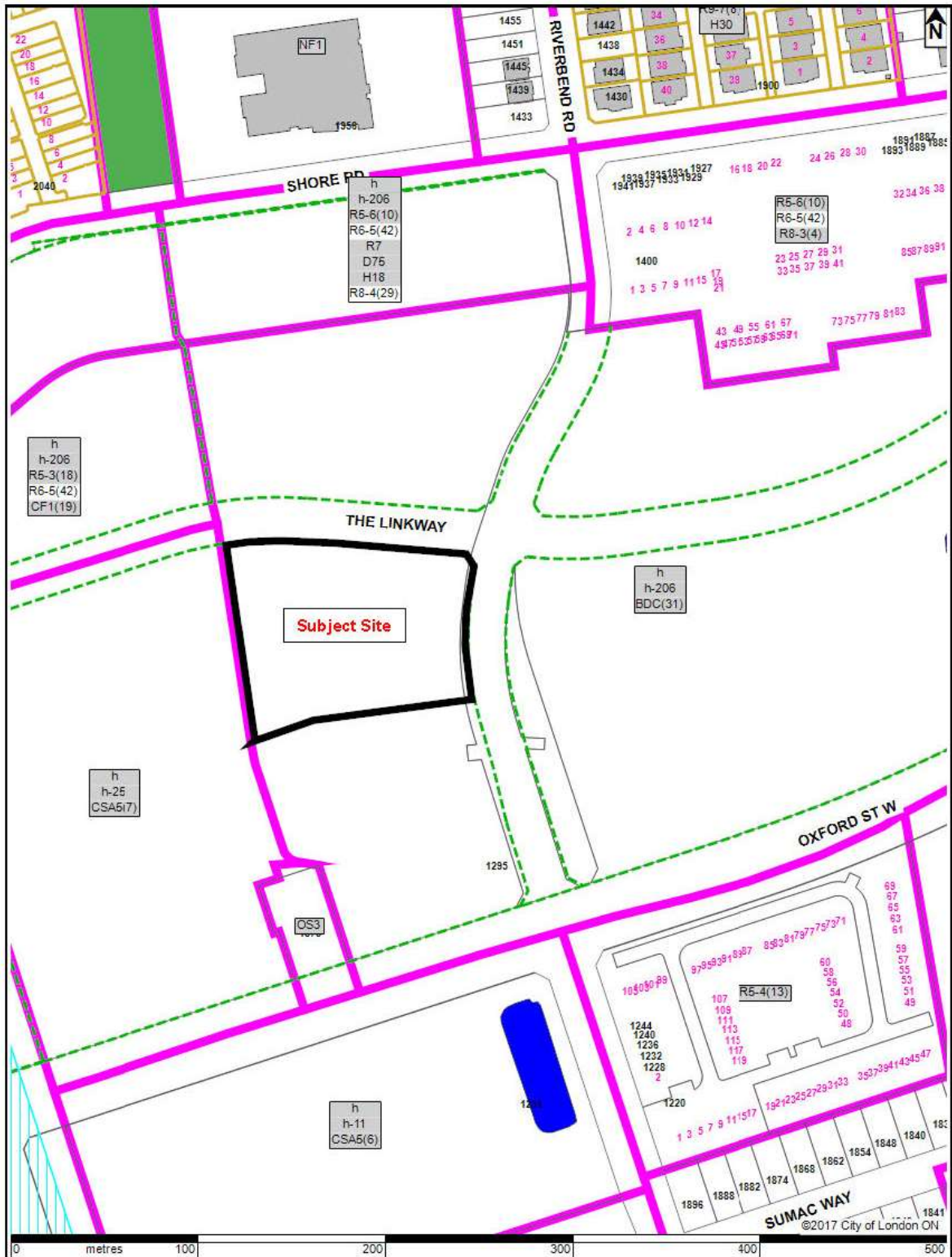
- Wastewater and Drainage Engineering have no comments/concerns.
- Stormwater Engineering reports that all necessary SWM servicing and drainage requirements/controls for this site are or will be implemented as part of site plan SPA17-098 and associated Site Plan Agreement
- Water Engineering had no additional comment on the holding provision removal application noting that all water servicing to the subject land(s) shall be in accordance with the accepted subdivision design study water servicing report and site plan application as applicable.

<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 November 9, 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>1080 Westdel Bourne</b>                  Applicant: <b>SIFTON PROPERTIES LIMITED</b>                  File Number: <b>H-8840</b>                  Planner: <b>L Mottram</b>                  Created By: <b>LM</b>                  Date: <b>2017-10-27</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: 2px solid black; margin-right: 5px;"></span> Subject Site</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; 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; border: 1px solid black; margin-right: 5px;"></span> Buildings</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; margin-right: 5px;"></span> Address Numbers</li> </ul>
<p>Corporation of the City of London                  Prepared By: Planning and Development</p>	

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**Zoning Map**



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:h'h-206\*BDC(31)**

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>"1" - 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 SERVICES / DEVELOPMENT SERVICES

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

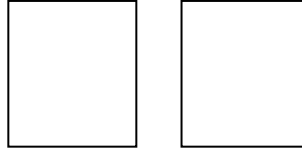


FILE NO:  
H-8840 LM

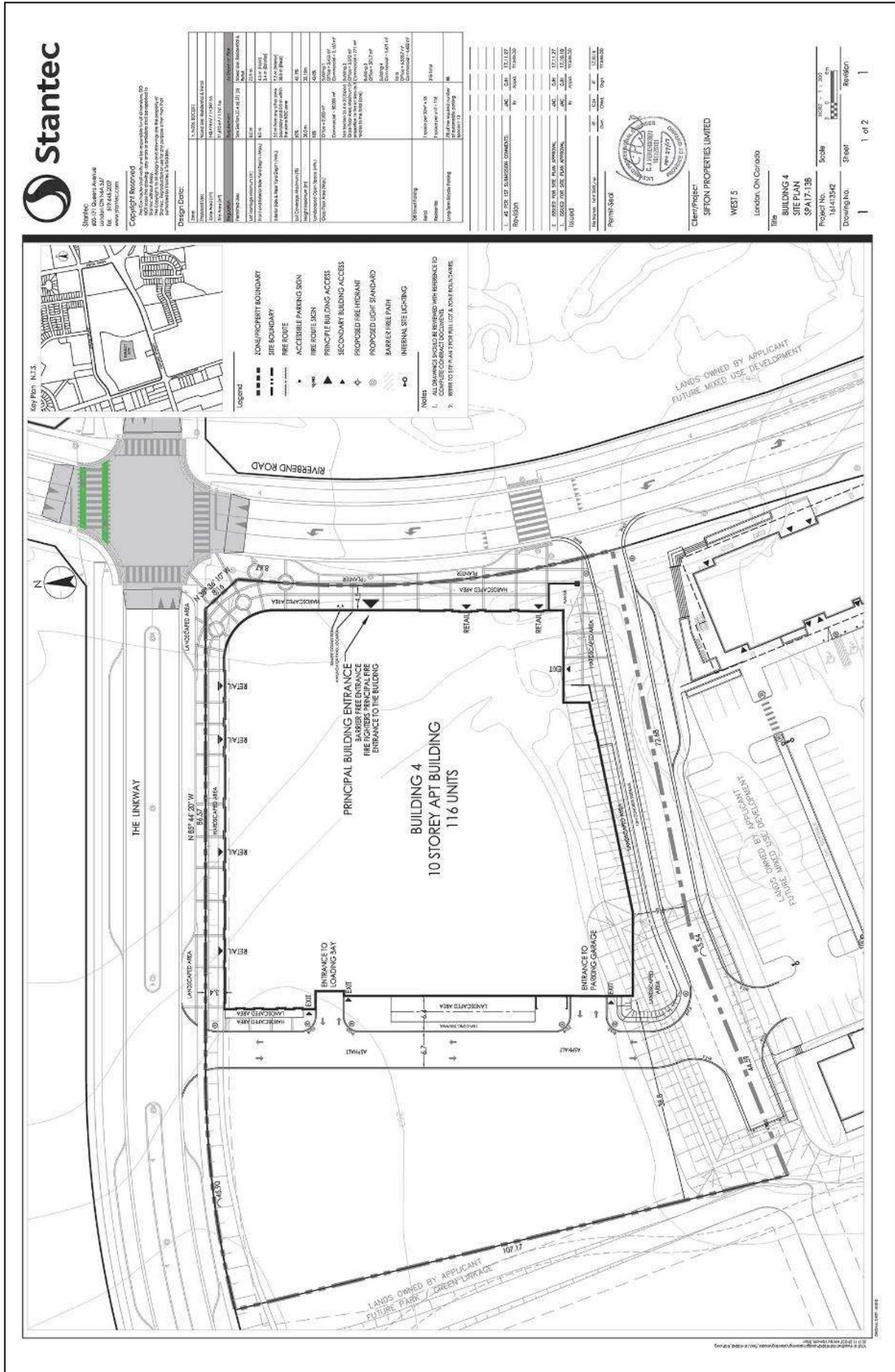
MAP PREPARED:  
2017/11/03 rc

1:2,500  
0 12.525 50 75 100 Meters

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



**Site Plan**

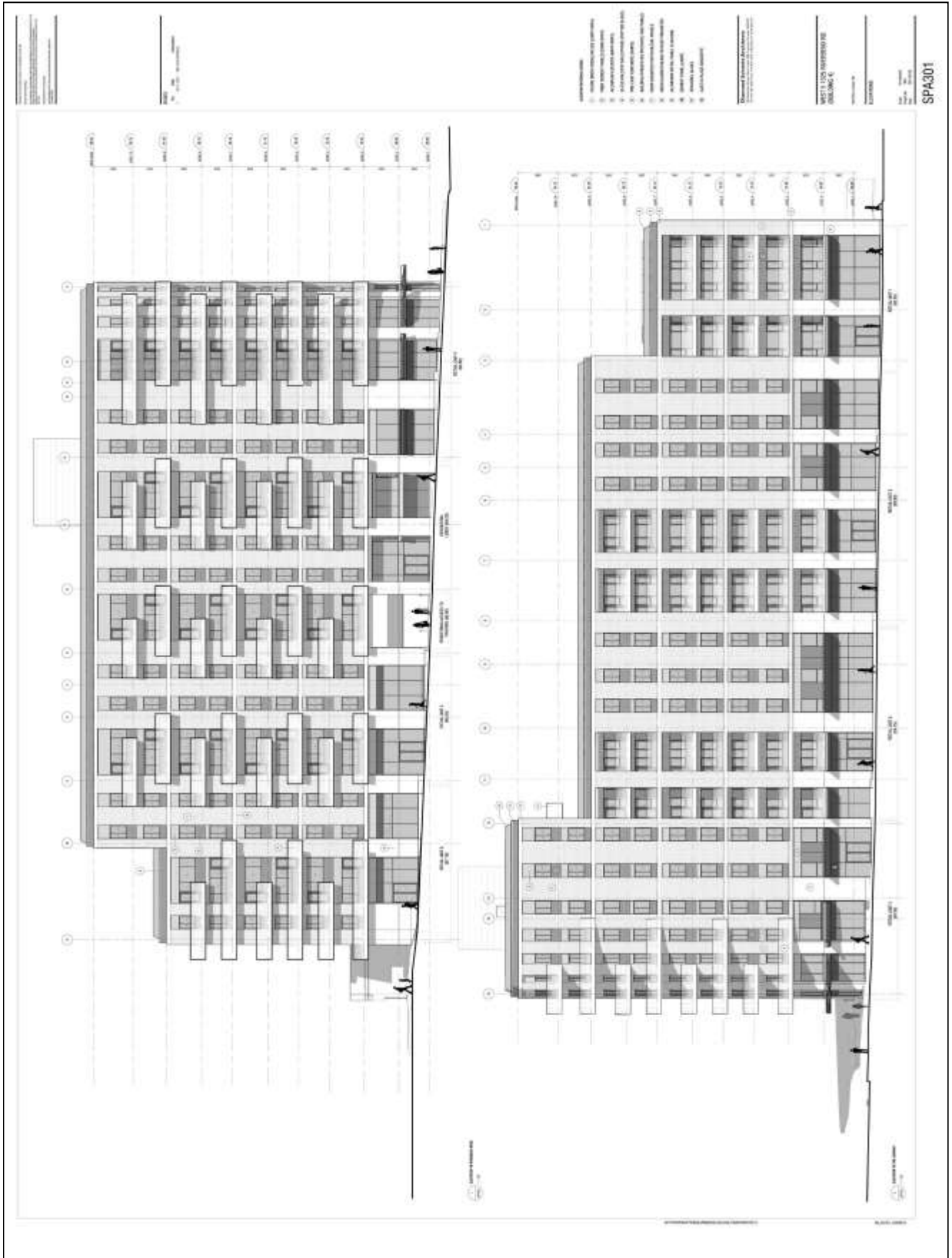


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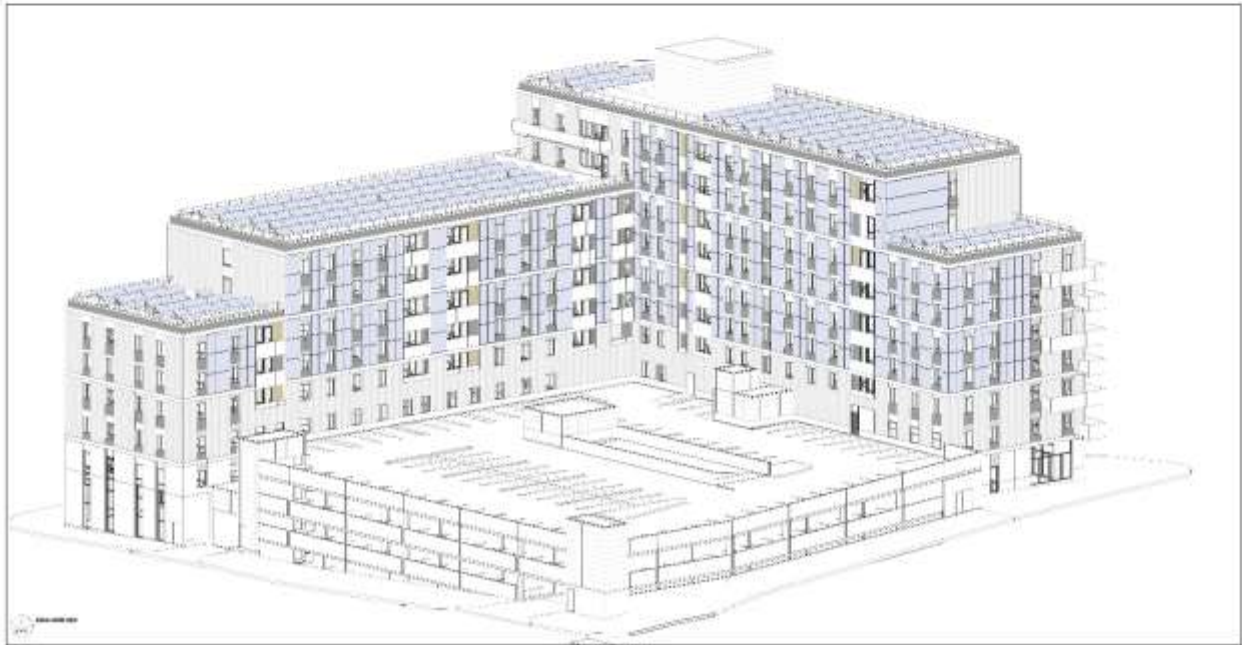
**Elevations**

Building elevations on Riverbend Road looking west (top) and The Linkway looking south (bottom)



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**Perspective Views**



**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.*

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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 development plans and drawings showing a mid-to-high rise residential development with prominent ground floor related retail have been reviewed and generally conform with these goals. The overall site design provides for a strong building and pedestrian orientation at the street (on both Riverbend Road and The Linkway), with vehicular access leading to a parking garage located unobtrusively behind the building. There will be six commercial retail units on the ground floor at street level, with four units having canopy-covered entrances and window exposure to the sidewalk along The Linkway, and similarly two units with their main pedestrian entrances along Riverbend Road. The main entrance to the apartment building lobby and elevators is accessed directly from Riverbend Road. A pedestrian corridor connection between the street and the parking garage is shown adjacent the ground floor lobby to the residential apartments.

The West Five Urban Design Guidelines describes this type of built form as “Mixed Use Architecture: Retail and Residential” with the goal of contributing to the creation of a vibrant mixed use community and providing an urban environment that is convenient for residents and offers ample opportunities for retailers. The following provides a brief overview of how the guidelines have been followed, and the key design features that have been incorporated into the site development plans.

**Mixed Use Entrances and Ground Level**

- Separate entrances for individual retail uses and separate entrance with a prominent lobby to the residential uses above.
- Unique identifiable addresses for both retail and residential entrances.
- Active retail frontage at ground level distinguished from residential uses above.
- Retail frontage incorporates display windows promoting visual interest and active use.

**Cafes/Outdoor Restaurants**

- The active frontage incorporates hardscaped areas, landscaped areas, trees and planters. There are opportunities for limited outdoor seating for cafes and restaurants.

**Terracing Scale and Massing Mid-Rise**

- Building steps back as it increases in height at approximately the mid-rise point; between the sixth and seventh storey. The stepped back design contributes to a



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differentiated appearance of building massing. It also achieves the principle of a terraced building form towards the intersection of Riverbend Road and The Linkway, with the tallest portion of the building at the corner. As can be seen on the drawings the roof top surfaces, including the terraced roof tops, are intended primarily for installation of arrays of solar panels to generate electrical energy for the building. Visual screening of the solar panel arrays from ground level is accomplished by mesh guard railings along the roof perimeter.

**Balconies and Fenestration of Mid-Rise**

- Balconies and fenestration contribute to building articulation and composition, particularly along the east building elevation where there is an interesting variation created by the effect of jogging the balconies between floors.
- Residential balcony sizes will vary in width and depth (1.5 metres or greater for balcony depth is encouraged).

**Visual Interest**

- Visual interest and building differentiation are achieved through architectural articulation, and variation and use of building materials.
- The building incorporates a variety of building materials which adds to the visual interest including brick facing, fiber cement panels, pre-cast concrete, aluminum louvers, aluminum metal panel cladding, glass balcony balustrades, and the use of high-energy efficiency components, such as building integrated and roof mounted photovoltaic panels.

In summary, the proposed building orientation, stepped building profile and massing, location of prominent entrances at the street pedestrian level, and large display windows 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. As part of the site plan review process, the plans and building elevations were reviewed for compliance with the West Five Urban Design Guidelines, and City Design and Placemaking policies of The London Plan 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.

This development proposal represents Building No. 4 of Sifton Properties Limited “West Five” development, identified on the plans that have been submitted for Site Plan Approval and subdivision phasing plans. The westerly one-third of the subject lands will be held for future development of Buildings 5 and 6. An application for Site Plan Approval and further amendments to the Development Agreement will be required at that time. Therefore, the recommended amendment to remove the holding provisions, as identified on the zoning amendment map appended to this report, is only for the development of the easterly portion of the site consisting of Building No. 4.

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<b>CONCLUSION</b>
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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.

<b>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>REVIEWED BY:</b>	<b>CONCURRED IN BY:</b>
<b>MATT FELDBERG MANAGER, DEVELOPMENT SERVICES (SUBDIVISIONS)</b>	<b>PAUL YEOMAN, RPP, PLE DIRECTOR, DEVELOPMENT SERVICES</b>
<b>SUBMITTED BY:</b>	
<b>G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>	

January 15, 2018

GK/PY/MF/LP/LM/lm "Attach."

Y:\Shared\DEVELOPMENT SERVICES4 - Subdivisions\2017\H-8840 - 1080 Westdel Bourne (LM)\PEC report.doc

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H-8840/L. Mottram

Bill No. (Number to be inserted by Clerk's Office)  
2018

By-law No. Z.-1-\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning of a portion of the lands located at 1080 Westdel Bourne, located southwest of the future extension of Riverbend Road and The Linkway.

WHEREAS **Sifton Properties Limited** has applied to remove the holding provisions from the zoning for a portion of the lands located at 1080 Westdel Bourne, located southwest of the future extension of Riverbend Road and The Linkway, 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 a portion of the lands located at 1080 Westdel Bourne, located southwest of the future extension of Riverbend Road and The Linkway, 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 January 30, 2018.

Matt Brown  
Mayor

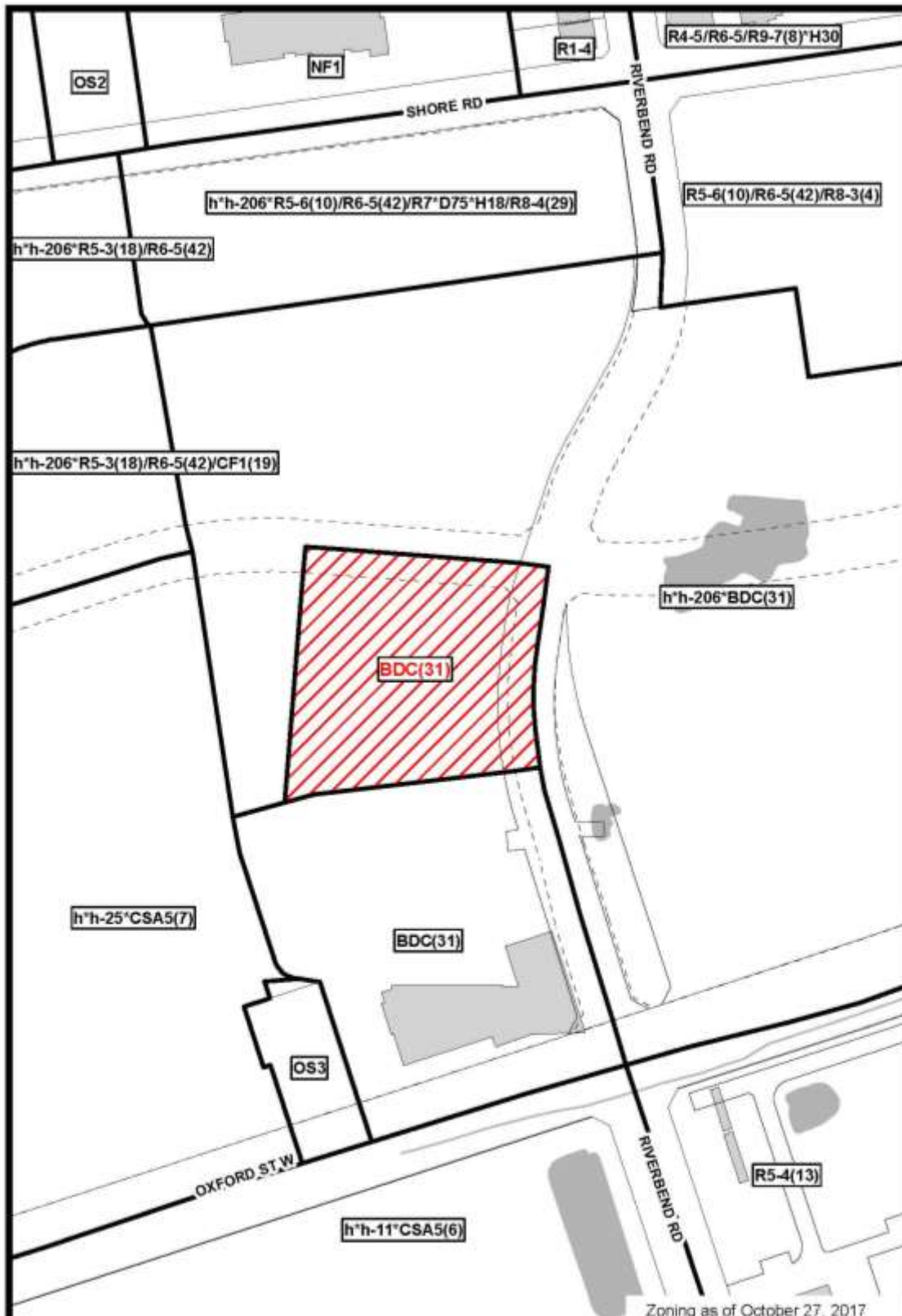
Catharine Saunders  
City Clerk



First Reading – January 30, 2018  
Second Reading – January 30, 2018  
Third Reading – January 30, 2018

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H-8840/L. Mottram

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



<p>File Number: H-8840  Planner: LM  Date Prepared: 2017/11/03  Technician: rc  By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p>
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