

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng.
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: Application By: Sifton Properties Limited
1835 Shore Road
Removal of Holding Provisions (h and h-206)

Meeting on: September 10, 2018

Recommendation

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 1835 Shore Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting to be held on September 18, 2018 to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan), to change the zoning of the subject lands **FROM** a Holding Residential R5/R6 Special Provision (h•h-206•R5-6(10)/R6-5(42)) Zone **TO** a Residential R5/R6 Special Provision (R5-6(10)/R6-5(42)) Zone to remove the h and h-206 holding provisions.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of this zoning change is to remove the h and h-206 holding symbols to permit the development of 72 residential townhouse dwellings on the subject site.

Rationale of Recommended Action

1. The conditions for removing the holding (h & h-206) provisions have been met and the recommended amendment will allow development of a proposed 72 unit townhouse development in compliance with the Zoning By-law.
2. Performance security has been posted in accordance with City policy, and a Development Agreement has been executed by the applicant and the City.
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. The plans and building elevations have been accepted and included in the approved Site Plan and Development Agreement.

Analysis

1.1 Location Map



Location Map

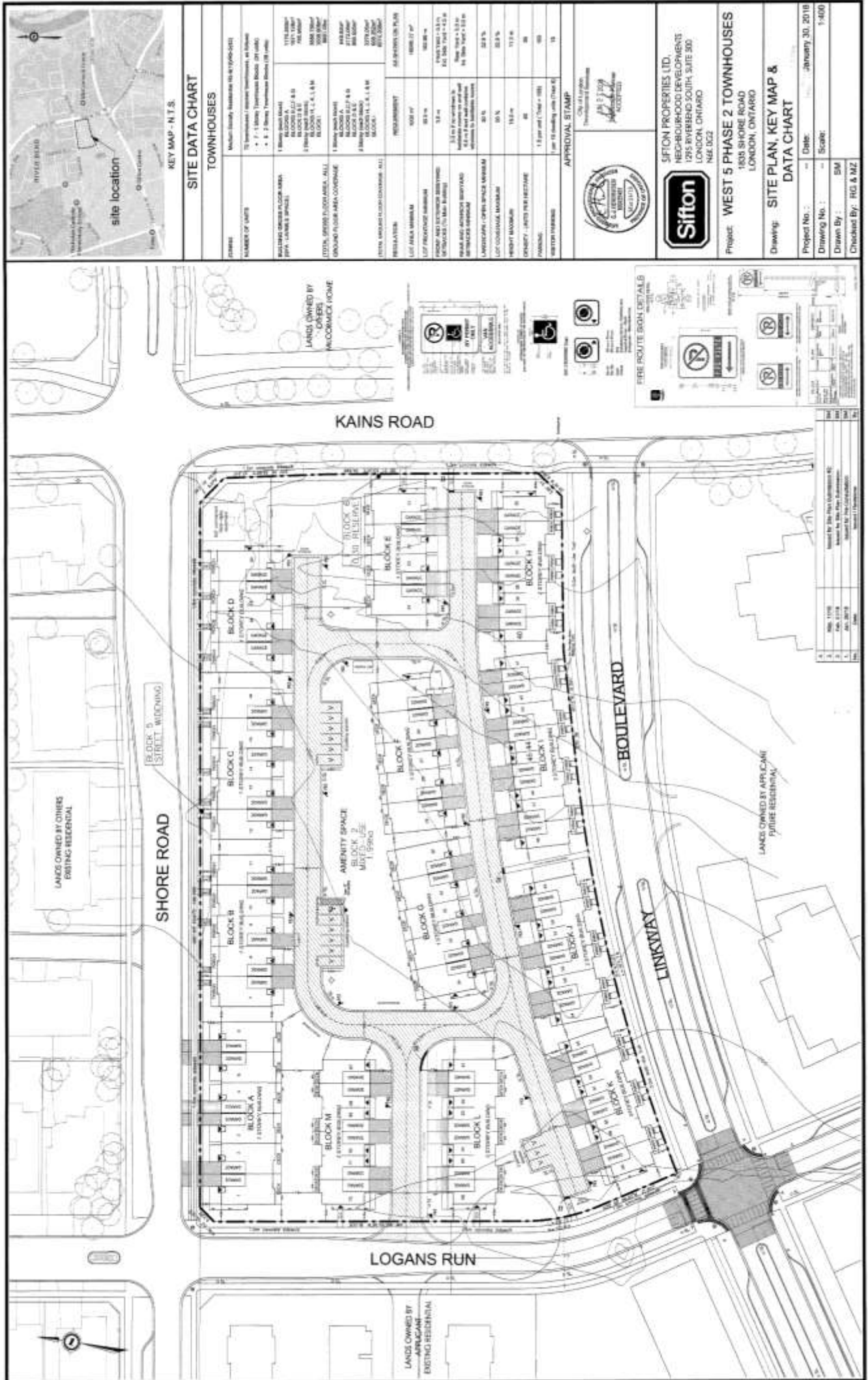
Subject Property: Proposed Address: 1835 Shore Road
Applicant: SIFTON PROPERTIES LIMITED
File Number: H-8890
Created By: Rob Carnegie
Date: 5/4/2018

Legend

-  Subject Property
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



1.2 Site Plan - 1835 Shore Road



1.3 Building Elevations - 1835 Shore Road (Block K)



2.0 Description of Proposal

The removal of the h and h-206 holding provisions from the zoning of the lands to allow for a proposed 72 unit residential townhouse development consisting of a mix of 1-storey (34) and 2-storey (38) dwelling units.

3.0 Relevant Background

3.1 Planning History

On January 8, 2016, the Approval Authority for the City of London approved a draft plan of subdivision consisting of 1 medium density residential block, 3 medium density residential / mixed use blocks, 1 mixed use block, and 1 high density residential / mixed use block, served by 1 primary collector and 2 local streets (File No. 39T-14503/OZ-8410). The total area is approximately 30 hectares and is bounded by Oxford Street West, Westdel Bourne, Shore Road, and Kains Road. This subdivision plan incorporates the future southerly extension of Logans Run to connect with Oxford Street West, and an east-west connector road between Kains Road and Westdel Bourne referred to as Linkway Boulevard.

Sifton Properties Limited "West Five" development is a planned, sustainable, mixed-use community consisting of a range of office, retail, residential and public uses. It 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, Municipal Council adopted Official Plan and Zoning By-law amendments for the proposed West Five lands, including a specific-area policy to guide development of the community vision, mix of land uses, building form, scale and density. 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 from the zoning on Block 3 of the draft approved plan. An application for site plan approval has been submitted by Sifton Properties Limited for a 72 unit (1 and 2 storey) residential townhouse development.

4.0 Key Issues and Considerations

Have the conditions for removal of the holding (h and h-206) provisions been met?

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 Development Agreement was recently executed between Sifton Properties Limited and the City of London. Sifton Properties Limited have also posted security 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 intent of the West Five Urban Design Guidelines is 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; and,
- 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 are generally in keeping with these design principles and with the City’s Placemaking Guidelines. The design provides for a strong south facing, east-west building orientation. The roof pitch maximizes exposure to natural sunlight in order to capture solar energy all year round. At the same time, it provides for orientation of front doors and/or front-facing units to Shore Road and Linkway Boulevard, and minimizes the appearance of blank side walls along Logans Run and Kains Road. The building facades incorporate a variety of materials which adds to the visual interest including a combination of brick veneer, prefinished aluminum panels and horizontal siding, glass casement windows, and the use of high-energy efficiency components such as exterior insulation and finishing systems (EIFS) and roof mounted solar panels.

Vehicular ingress and egress will be from Logans Run, with the majority of units having their driveways and garages accessed internally, except for Block 'A' units which will have individual driveway access directly to Shore Road. This maintains continuity of the streetscape to the west where a similar style of solar energy townhouse development is nearing completion. The site has been planned so that there is a strong building orientation and pedestrian connection to all surrounding public streets. In particular, the townhouse blocks adjacent Shore Road and Linkway Boulevard feature units with terrace doors, porches, steps, and a 1.5 metre wide concrete sidewalk providing individual walkway connections to the street. End units along Logans Run and Kains Road will also feature entrances on front facing facades and walkway connections to the street. A centrally located common amenity area is provided along with fifteen (15) additional visitor parking spaces, plus one (1) barrier free parking space, which is above the standard site planning requirement of 1 space per 10 units and is considered sufficient.

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 Development Agreement has been executed, and securities have been received. Staff is satisfied that the "h-206" symbol can be lifted from the zoning applied to this site.

5.0 Conclusion

In the opinion of Staff, the holding zone requirements have been satisfied and it is appropriate to proceed to lift the holding ("h" and "h-206") symbols from the zoning applied to this site.

Prepared by:	Larry Mottram, MCIP, RPP Senior Planner, Development Planning
Recommended by:	Lou Pompili, MCIP, RPP Manager, Development Planning
Concurred in by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng. Managing Director, Development and Compliance Services and Chief Building Official
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

CC: Matt Feldberg, Manager, Development Services (Subdivisions)

August 31, 2018
GK/PY/LP/LM/lm

Appendix A

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 holding provisions from the zoning for lands located at 1835 Shore Road.

WHEREAS Sifton Properties Limited have applied to remove the holding provisions from the zoning for the lands located at 1835 Shore Road, 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 the lands located at 1835 Shore Road, as shown on the attached map, to remove the h and h-206 holding provisions so that the zoning of the lands as a Residential R5/R6 Special Provision (R5-6(10)/R6-5(42)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

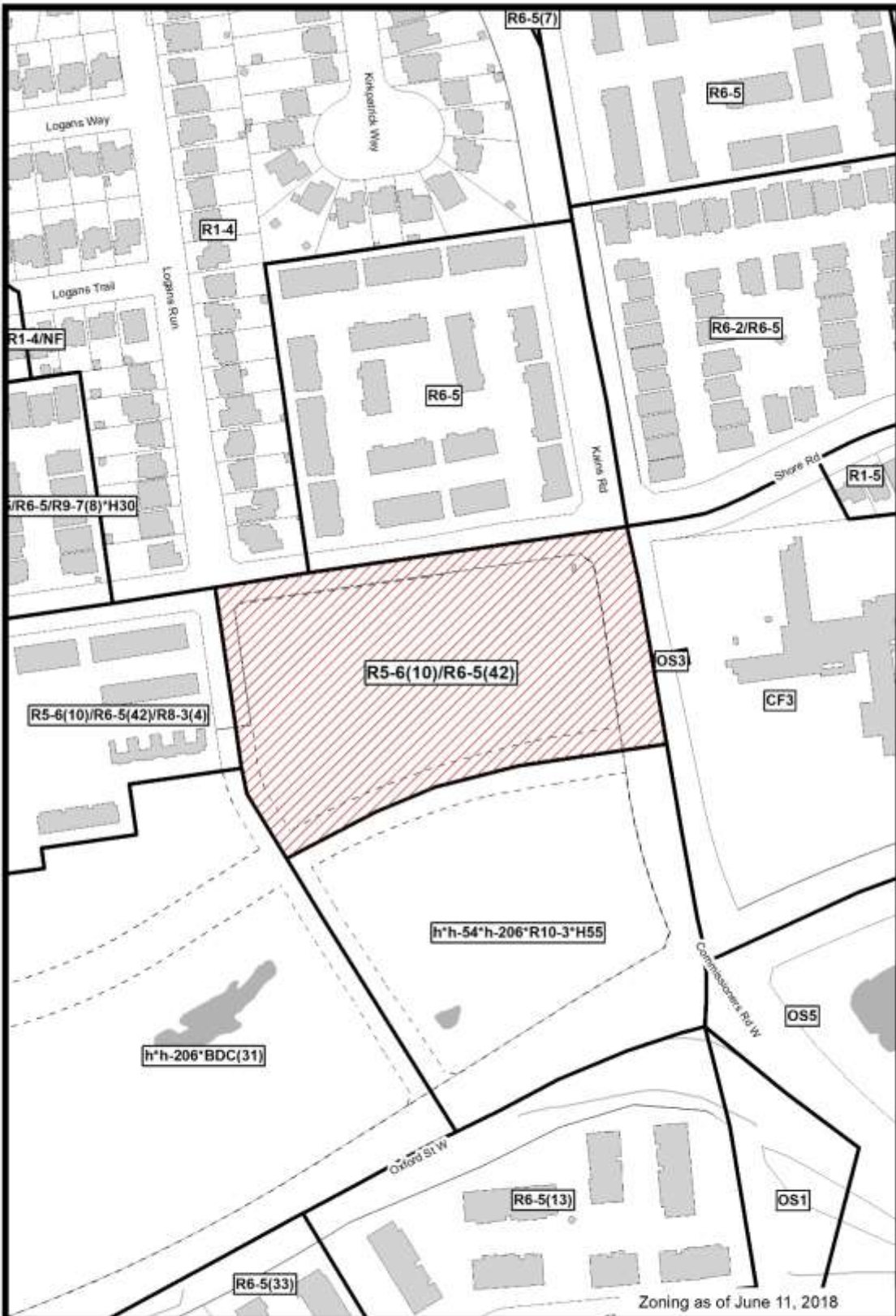
PASSED in Open Council on September 18, 2018.




Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading - September 18, 2018
Second Reading – September 18, 2018
Third Reading - September 18, 2018

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



<p>File Number: H-8890 Planner: LM Date Prepared: 2018/08/02 Technician: LT By-Law No: Z-1-</p>	<p>SUBJECT SITE </p> <p>1:2,500</p> <p>0 12.525 50 75 100 Meters </p> <p></p>
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Appendix B – Public Engagement

Community Engagement

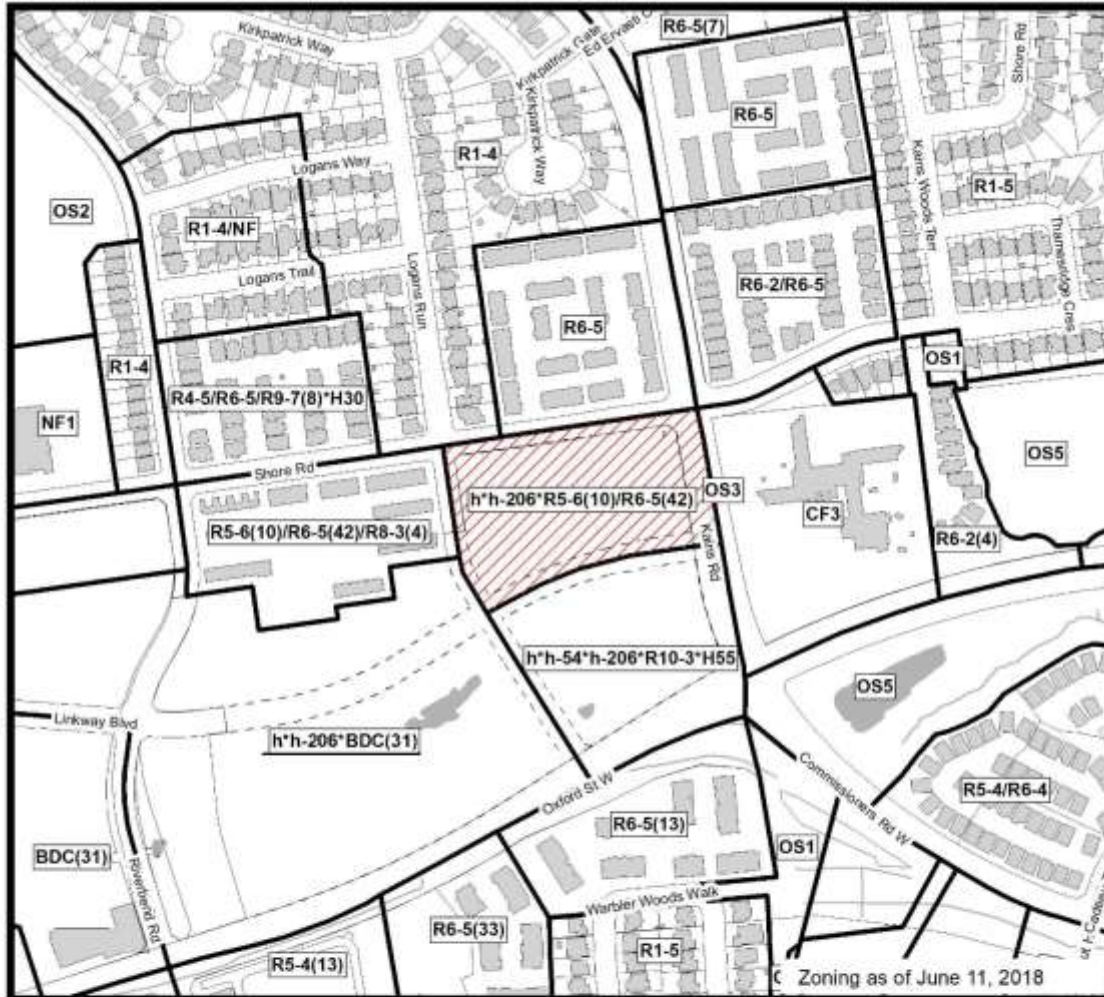
Public liaison: Notice of the application was published in the *Public Notices and Bidding Opportunities* section of The Londoner on May 17, 2018.

0 replies were received

Nature of Liaison: 1835 Shore Road; located on the south side of Shore Road between Logans Run and Kains Road; comprising Block 3, as shown on the draft-approved plan of subdivision (File No. 39T-14503) – City Council intends to consider removing the Holding (“h” & “h-206”) Provisions from the zoning of the subject lands. The purpose and effect is to allow development of 74 (1 and 2 storey) residential townhouse units permitted under the Residential R5/R6 Special Provision (R5-6(10)/R6-5(42)) Zone. The purpose of the “h” provision is 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 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. The “h-206” symbol is intended 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 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. Council will consider removing the holding provisions as it applies to these lands no earlier than **June 26, 2018**.

Appendix C – Relevant Background

Existing Zoning Map



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) LEGEND FOR ZONING BY-LAW Z-1

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | |
| R10 - HIGH DENSITY APARTMENTS | OB - OFFICE BUSINESS PARK |
| R11 - LODGING HOUSE | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "H" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT 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-8890

LM

MAP PREPARED:

2018/ 08/ 02

LT

1:5,000

0 25 50 100 150 200

Meters