

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

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

Subject: Sifton Properties Limited
Riverbend South Subdivision - Phase 2
(formerly 1826 and 1854 Oxford Street West)

Meeting on: October 9, 2018

Recommendation

That, on the recommendation of the Senior Planner, Development Services, based on the application by Sifton Properties Limited, relating to lands located within the Riverbend South Subdivision – Phase 2 (formerly 1826 and 1854 Oxford Street West), the proposed by-law attached hereto as Appendix “A” **BE INTRODUCED** at the Municipal Council meeting to be held on October 16, 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 R1 (h•R1-4 and h•R1-5) Zone **TO** a Residential R1 (R1-4 and R1-5) Zone, to remove the holding (h) provision.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect is to remove the holding (“h”) provision to allow development of single detached dwelling lots permitted by the Residential R1-4 and Residential R1-5 Zones.

Rationale of Recommended Action

1. The condition for removing the holding (h) provision has 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 and securities have been posted as required by City Policy and the Subdivision Agreement.

1.0 Location Map



Location Map

Project Title: H-8880
Description: Portion of 1826 and 1854 Oxford Street West
Created By: Larry Mottram
Date: 9/21/2018
Scale: 1:8000

Legend

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

Corporation of the City of London



2.0 Description of Proposal

2.1 Development Proposal

The removal of the holding “h” symbol from the zoning will allow the applicant to proceed with the next phase of the Riverbend South (also known as Warbler Woods) - Phase 2 residential subdivision. The removal of this holding provision applies to the single detached dwelling lots within the subdivision plan consisting of 128 lots.

3.0 Relevant Background

3.1 Planning History

On December 22, 2016, the City of London Approval Authority granted approval to the draft plan of subdivision submitted by Sifton Properties Limited representing the second phase of their Riverbend South development. The draft plan consists of 14 single detached residential blocks, 4 medium density residential blocks, 1 high density residential block, 1 school block, 3 park blocks, 1 open space block, 1 walkway block, 1 road widening block, 2 reserve blocks, 2 secondary collector roads, and 7 local streets. At its session held November 22, 2016, Municipal Council passed a resolution advising the Approval Authority that it supported issuing draft approval for the proposed plan of subdivision. Council also amended the Zoning By-law to apply specific zoning to the various blocks within the draft plan. Execution of the subdivision agreement is expected to be completed shortly, security has been received, and the subdivision plan is proceeding to final approval and registration. The application request to remove the holding symbol applies specifically to the Low Density Residential blocks, as shown on the draft-approved plan of subdivision (File No. 39T-16502), and identified on the location map included with this report.

4.0 Key Issues and Considerations

4.1 Have the conditions for removal of the holding (h) provision 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.

The Subdivision Agreement between Sifton Properties Limited and the City of London has been entered into and is expected to be registered shortly. Sifton Properties Limited has also posted security as required by City Policy and the Subdivision Agreement for this phase. Therefore, the condition has been met for removal of the “h” provision.

More information and detail is available in Appendix B and C of this report.

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”) symbol from the zoning map.

Prepared by:	Larry Mottram, MCIP, RPP Senior Planner, Development Services
Submitted by:	Lou Pompili, MCIP, RPP Manager, Development Planning (Subdivision)
Concurred in by:	Paul Yeoman, RPP, PLE Director, Development Services
Recommended 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	

September 28, 2018
LM\lm

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

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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 the holding provision from the zoning for lands located within the Riverbend South Subdivision – Phase 2 (formerly 1826 and 1854 Oxford Street West).

WHEREAS Sifton Properties Limited has applied to remove the holding provision from the zoning for the lands located within the Riverbend South Subdivision – Phase 2 (formerly 1826 and 1854 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 provision 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 within the Riverbend South Subdivision – Phase 2 (formerly 1826 and 1854 Oxford Street West), as shown on the attached map, to remove the holding provision so that the zoning of the lands as a Residential R1 (R1-4) Zone and a Residential R1 (R1-5) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

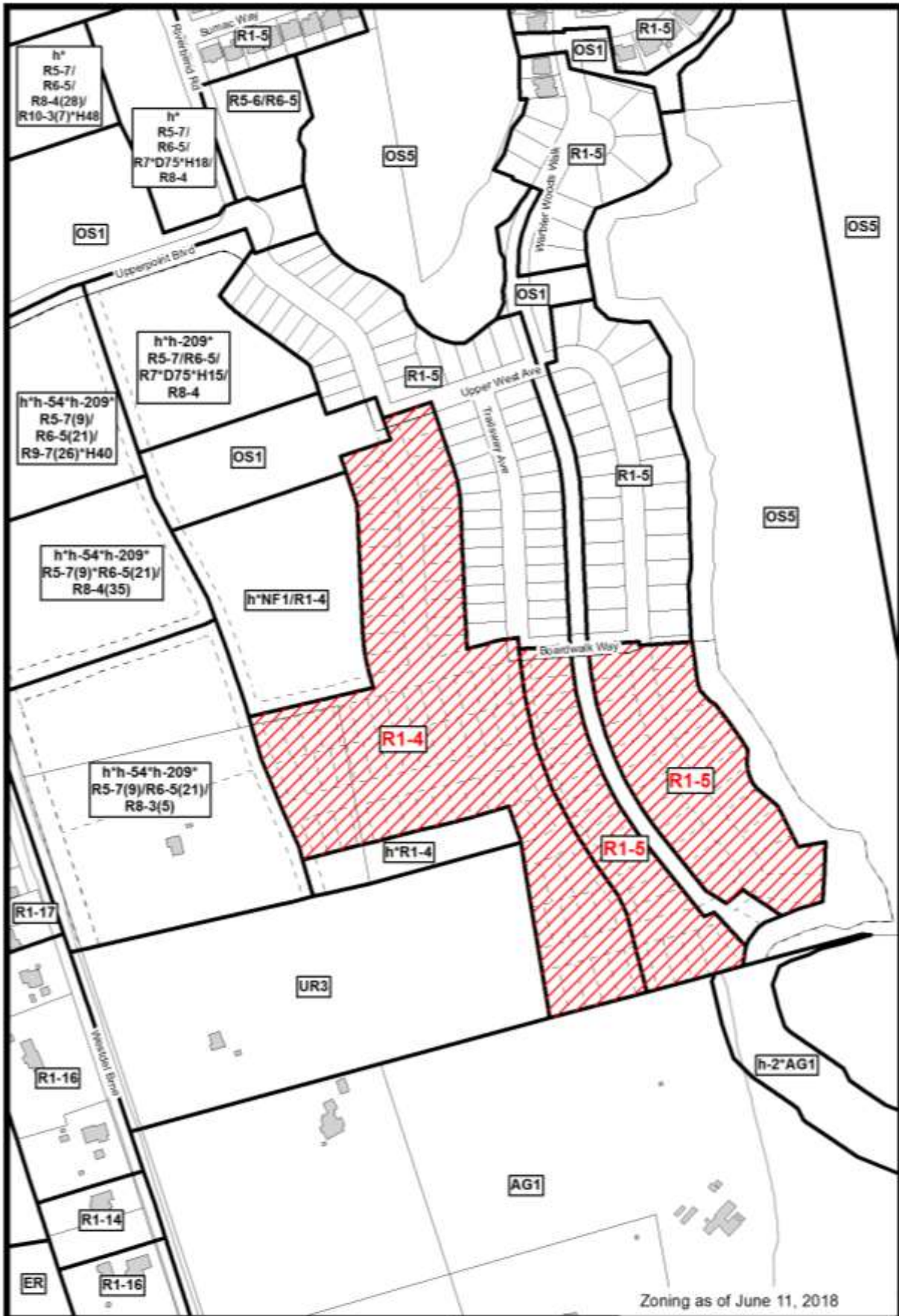
PASSED in Open Council on October 16, 2018.



Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – October 16, 2018
Second Reading – October 16, 2018
Third Reading - October 16, 2018

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



<p>File Number: H-8880 Planner: LM Date Prepared: September 21, 2018 Technician: DT By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:4,000</p> <p>0 20 40 80 120 160 Meters</p> 
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Appendix B – Public Engagement

Community Engagement

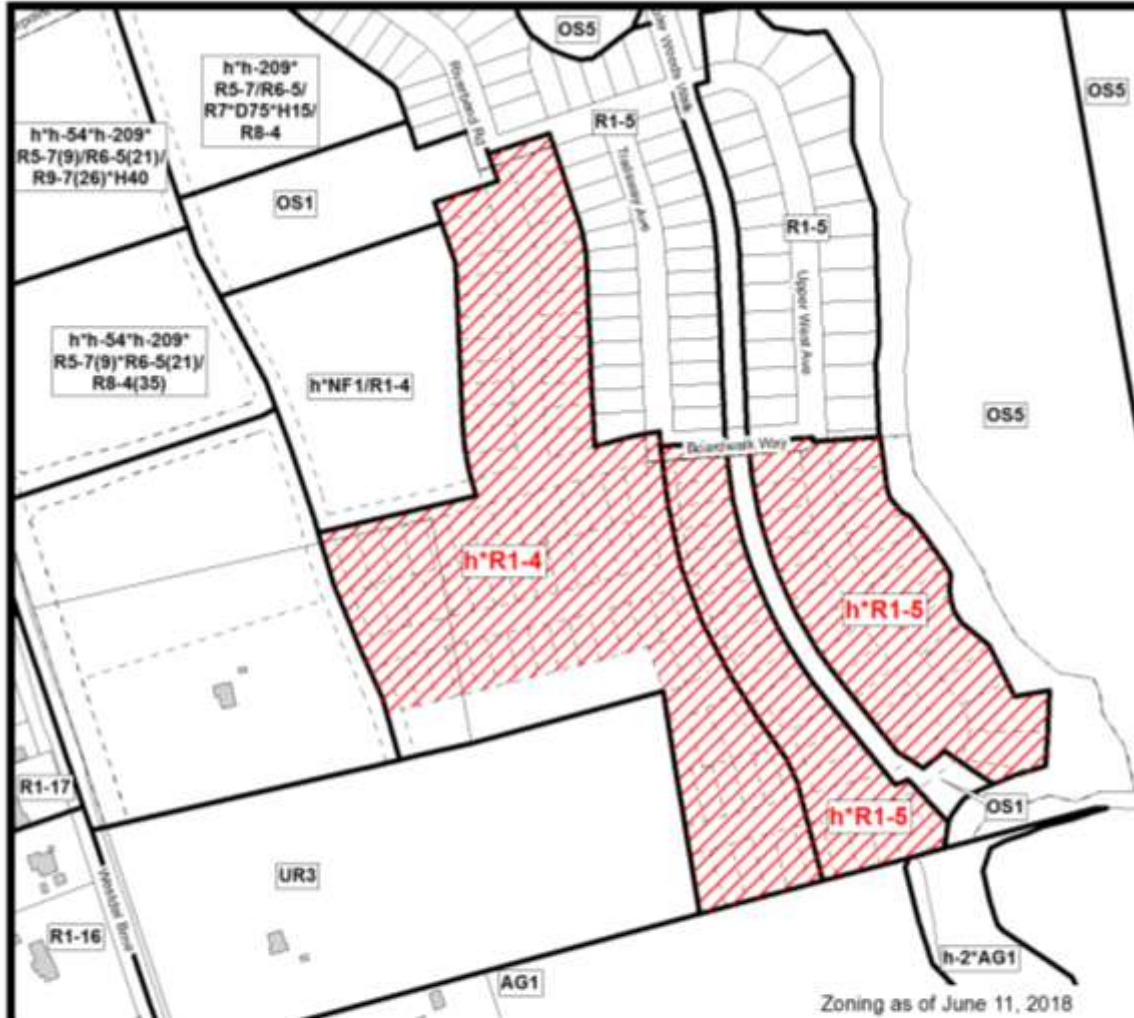
Public liaison: Notice of the application was published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on March 29, 2018

0 replies were received

Nature of Liaison: The purpose and effect is to remove the holding symbol to allow development of the lands for residential uses permitted under the Residential R1 (R1-4 and R1-5) Zones. 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. Council will consider removing the holding provision as it applies to these lands no earlier than May 8, 2018.

Appendix C – Relevant Background

Existing Zoning Map



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h*R1-4, h*R1-5**

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

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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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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-8880 LM

MAP PREPARED:
September 21, 2018 DT

1:4,000
0 20 40 80 120 160 Meters

Additional Reports

File No. 39T-16502 / Z-8621 – Sifton Properties Limited - 1420 Westdel Bourne and portions of 1826 and 1854 Oxford Street West - Public Participation Meeting on November 14, 2016 – Application for Approval of Draft Plan of Subdivision and Zoning By-law Amendments (Planning and Environment Committee Agenda Item No. 10).