

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
2626 Sheffield Boulevard
Removal of Holding Provisions

Meeting on: December 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 2626 Sheffield Boulevard, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting to be held on December 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/R7/R8 Special Provision (h•h-71•h-100•R5-6(8)/R6-5(31)/R7(16)•D75•H13/R8-4(17)) Zone **TO** a Residential R5/R6/R7/R8 Special Provision (R5-6(8)/R6-5(31)/R7(16)•D75•H13/R8-4(17)) Zone to remove the h, h-71 and h-100 holding provisions.

Executive Summary

Purpose and the Effect of Recommended Action

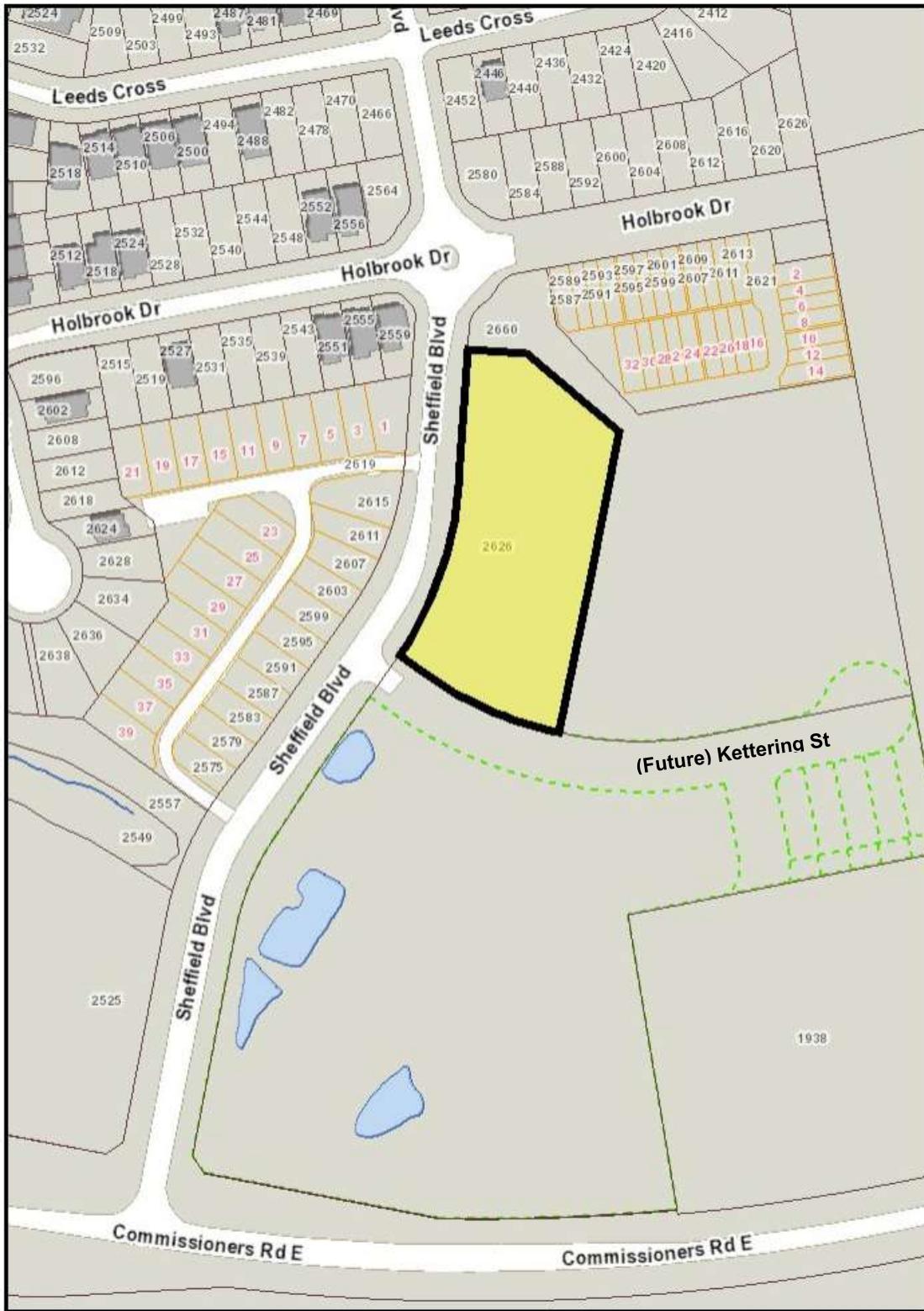
The purpose and effect of this zoning change is to remove the h, h-71 and h-100 holding symbols from the zone map to permit the development of 44 attached cluster townhouse dwellings.

Rationale of Recommended Action

1. The conditions for removing the holding (h, h-71 & h-100) provisions have been met and the recommended amendment will allow development of a proposed 44 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 Approval process, a building orientation plan has been reviewed and accepted which demonstrates front façades of the dwelling units will be oriented to Sheffield Boulevard and the future Kettering Street.
4. Provision has been made for a looped watermain system to ensure adequate water service, and provision of a temporary emergency access to the satisfaction of the City.

Analysis

1.1 Location Map



Location Map		Legend	
Project Title:	H-8934		Subject Site
Description:	2626 Sheffield Blvd		Parks
Created By:	Larry Mottram		Assessment Parcels
Date:	11/20/2018		Buildings
Scale:	1:2000		Address Numbers

Corporation of the City of London

N

1.3 Building Elevations – 2626 Sheffield Boulevard



2.0 Description of Proposal

The purpose and effect of this zoning amendment is to remove the holding symbols to permit residential development consisting of 44, 2-storey and 3-storey townhouses.

3.0 Relevant Background

3.1 Planning History

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.

On September 5, 2017, Municipal Council approved an amendment to remove the holding provisions on the medium density residential block fronting Holbrook Drive (Block 49) within Phase 3. The current application request applies to medium density residential Block 50. The zoning of this block is Holding Residential R5/R6/R7/R8 Special Provision (h-h-71•h-100•R5-6(8)/R6-5(31)/R7(16)•D75•H13/R8-4(17)) which permits, subject to removal of the holding provisions, such uses as single detached cluster housing, attached townhouses, stacked townhouses, low-rise apartment buildings, senior 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 44 cluster townhouse dwelling units.

4.0 Key Issues and Considerations

4.1 Have the conditions for removal of the holding (h, h-71 and h-100) 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-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.

An application for Site Plan Approval has been submitted by Sifton Properties Limited (SPA18-071). The proposed development consists of 44 townhouse dwellings arranged in clusters of units attached side-by-side, as well as several units attached back-to-back. The building orientation plan demonstrates front facades of dwelling units oriented to the abutting streets (Sheffield Boulevard and future Kettering Street).

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 have been received. 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 subdivision servicing drawings were previously reviewed and have been accepted by the City. Sifton Properties Limited has also completed installation of the services in Phase 3, including watermains and water looping of the subdivision. The subject townhouse block will be serviced by the existing watermain on Sheffield Boulevard. The temporary emergency access and associated works on Sheffield Boulevard have already been completed as part of Phases 1 and 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.

It should be noted that Sifton Properties Limited is working with Development Services staff on public road and pedestrian pathway connections through the lands to the east, immediately adjacent the Victoria on the River subdivision (formerly the Gooyers/Grenier lands at 1938 and 1964 Commissioners Road East). The initial proposal report has been presented to City staff and a formal application for approval of draft plan of subdivision is expected to be submitted shortly.

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”, “h-71” and “h-100”) symbols from the zoning applied to this site.

Prepared & Recommended by:	Larry Mottram, MCIP, RPP Senior Planner, Development Planning
Reviewed by:	Lou Pompili, MPA, 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)

December 3, 2018

GK/PY/LP/LM/lm

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Appendix A

Bill No. (Number to be inserted by Clerk's Office)
2019

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 2626 Sheffield Boulevard.

WHEREAS Sifton Properties Limited have applied to remove the holding provisions from the zoning for the lands located at 2626 Sheffield Boulevard, 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:

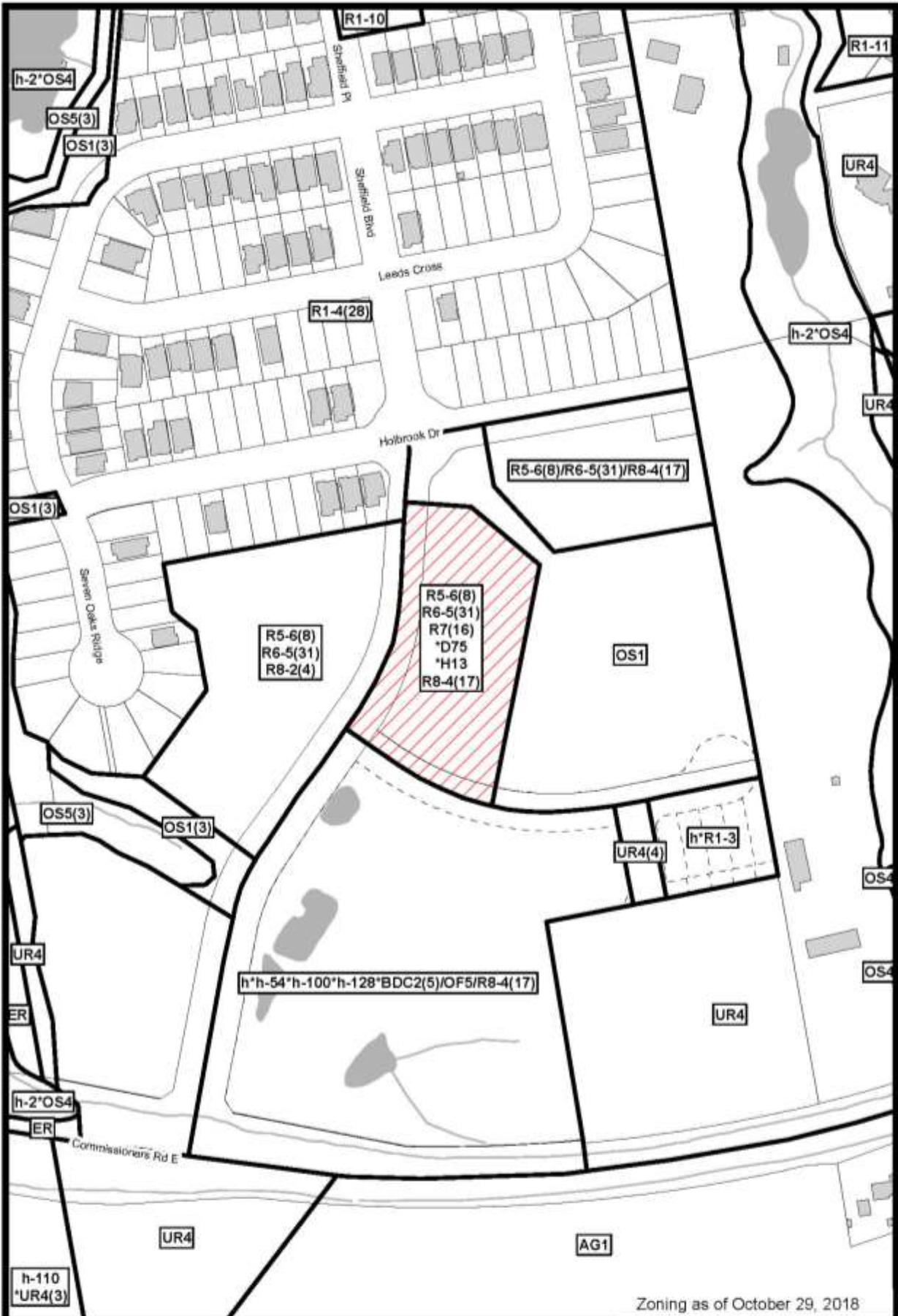
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 2626 Sheffield Boulevard, as shown on the attached map, to remove the h, h-71 and h-100 holding provisions so that the zoning of the lands as a Residential R5/R6/R7/R8 Special Provision (R5-6(8)/R6-5(31)/R7(16)•D75•H13/R8-4(17)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on December 18, 2018.

Ed Holder
Mayor

Catharine Saunders
City Clerk

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



File Number: H-8934
Planner: LM
Date Prepared: 2018/11/21
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.525 50 75 100 Meters



Appendix B – Public Engagement

Community Engagement

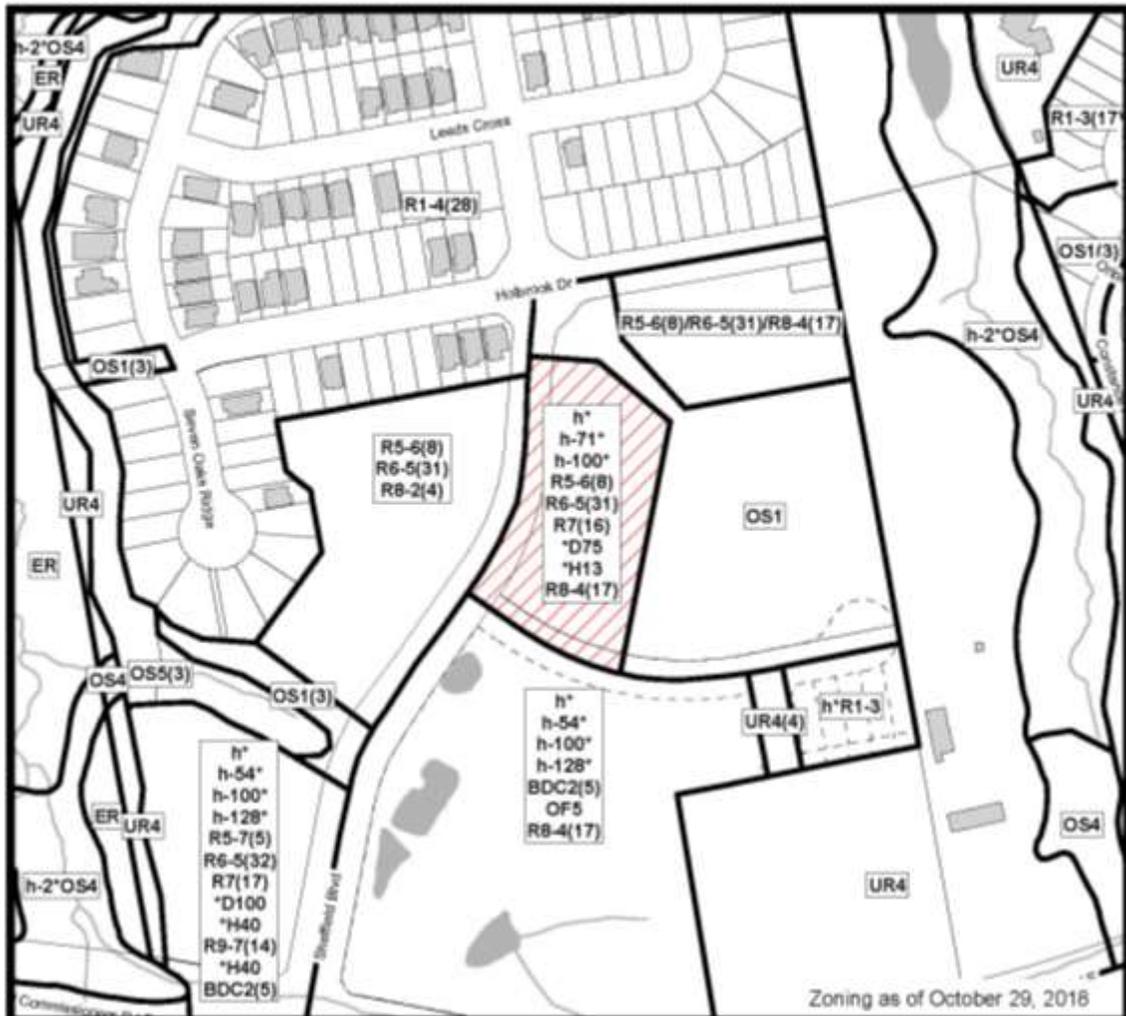
Public liaison: Notice of the application was published in the *Public Notices and Bidding Opportunities* section of The Londoner on September 27, 2018.

0 replies were received

Nature of Liaison: 2626 Sheffield Boulevard – Block 50 Plan 33M-707; located on the east side of Sheffield Boulevard, north of Commissioners Road East – City Council intends to consider removing the Holding (“h”, “h-71” & “h-100”) Provisions from the zoning of the subject lands to allow a future residential development of 44 attached cluster townhomes. The purpose and effect is to allow development of the lands for residential uses permitted under the Residential R5/R6/R7/R8 Special Provision (R5-6(8)/R6-5(31)/R7(16)•D75•H13/R8-4(17) 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-71” symbol is intended to ensure a building orientation plan is prepared which demonstrates how the front façade of the dwelling units can be oriented to all abutting streets. The recommended building orientation plan will be incorporated into the approved site plan and development agreement prior to removal of the “h-71” symbol. The “h-100” symbol is intended 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. Interim uses may be permitted up to 80 units maximum. Council will consider removing the holding provisions as it applies to these lands no earlier than November 6, 2018.

Appendix C – Relevant Background

Existing Zoning Map



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:**

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 |
|--|--|

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-8934

LM

MAP PREPARED:

2018/11/21

CK

1:3,000

0 15 30 60 90 120

Meters