

## 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  
1395 Riverbend Road  
Removal of Holding Provisions  
**Meeting on:** April 15, 2019

## Recommendation

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to a portion of the lands located at 1395 Riverbend Road, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting to be held on April 23, 2019 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 R6/R7 Special Provision (h•h-206•R6-5(42)/R7(22)•D115•H30) Zone **TO** a Residential R6/R7 Special Provision (R6-5(42)/R7(22)•D115•H30) Zone to remove the h and h-206 holding provisions.

## Executive Summary

### Purpose and the Effect of Recommended Action

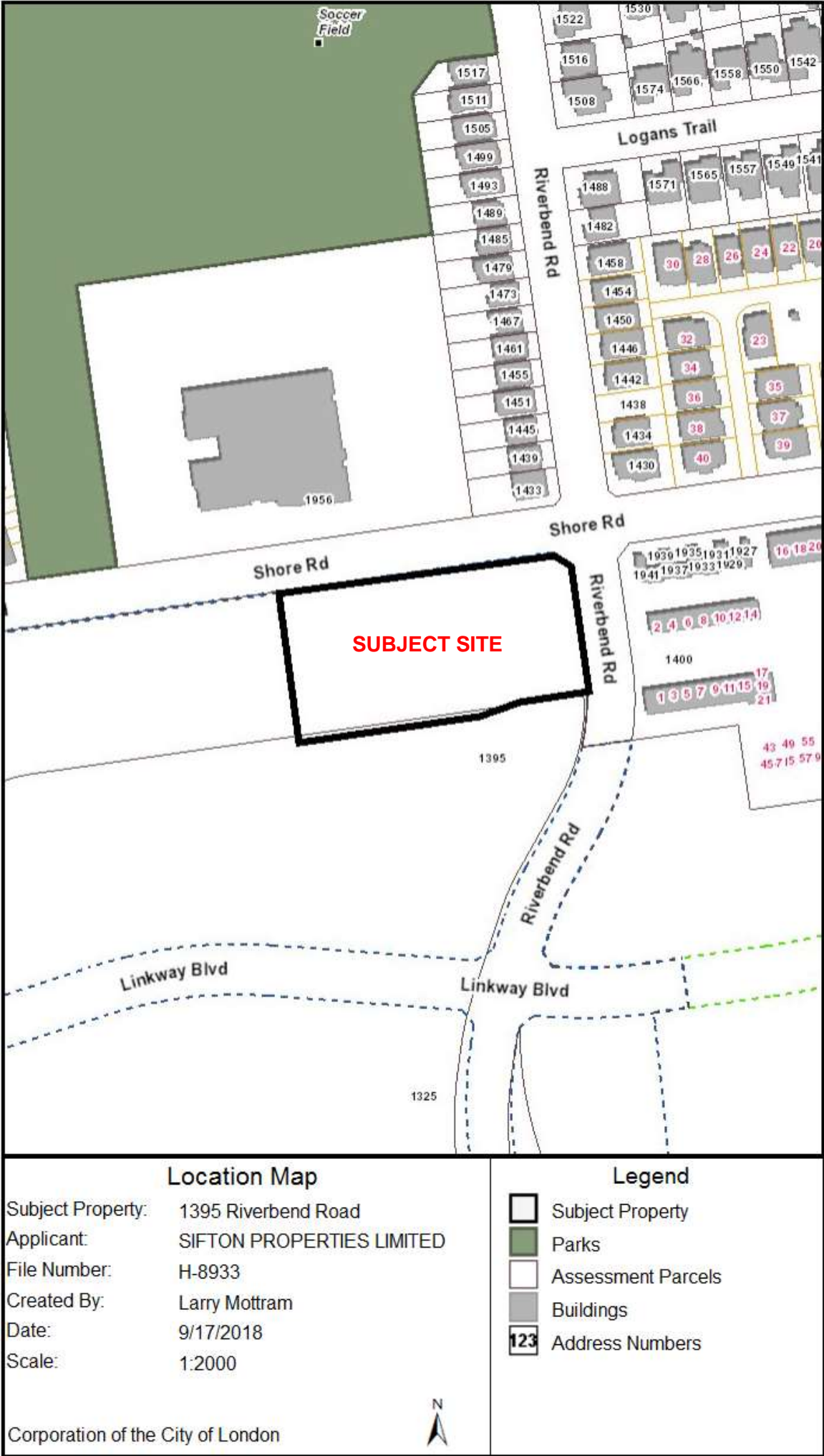
The purpose and effect of this zoning change is to remove the h and h-206 holding symbols from the zone map to permit the development of a seven to eight storey building consisting of 115 senior's apartment units and a 150 bed retirement residence.

### Rationale of Recommended Action

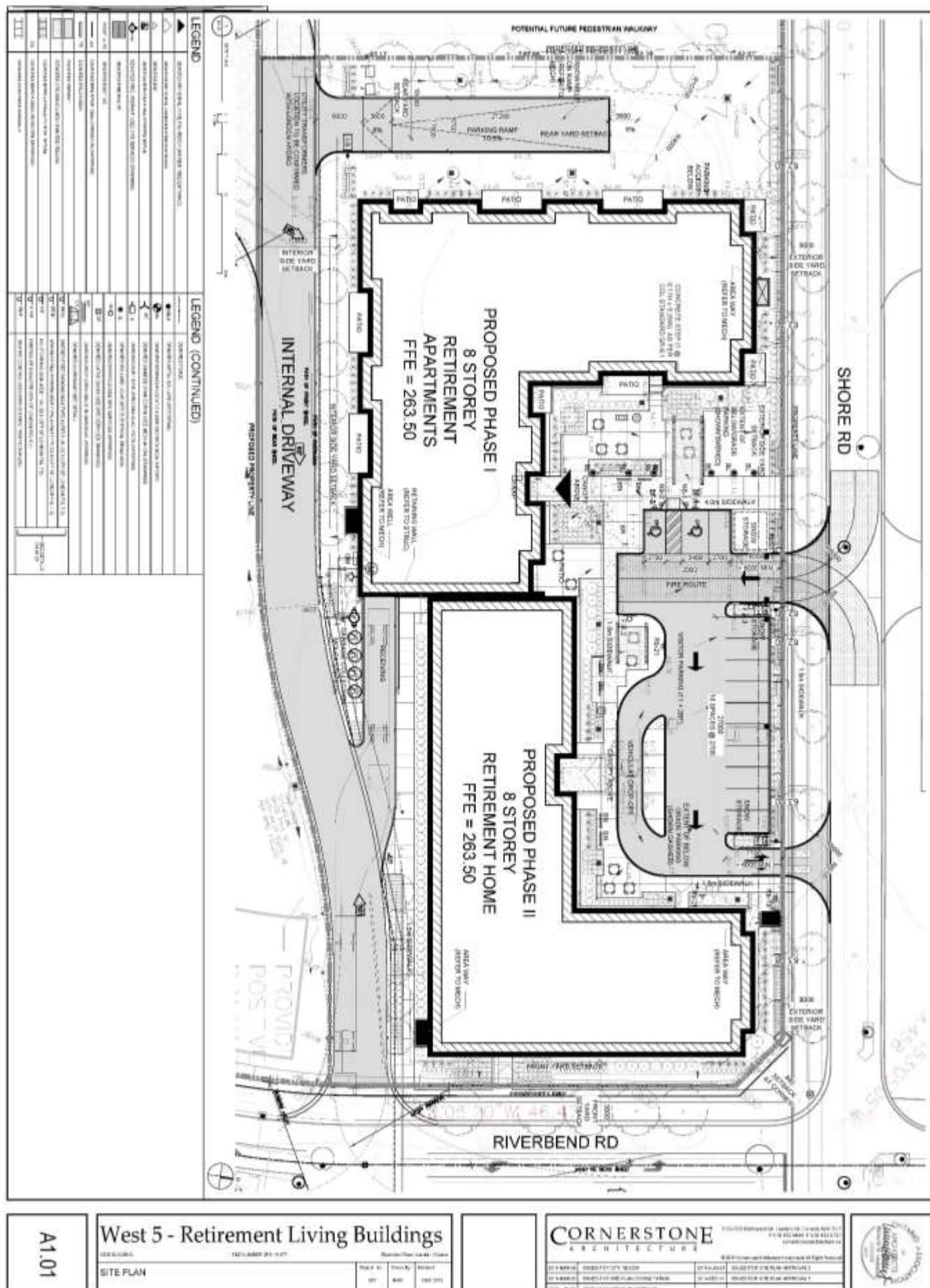
1. The conditions for removing the holding (h & h-206) provisions have been met and the recommended amendment will allow development of a proposed senior's apartment building and retirement residence in compliance with the Zoning By-law.
2. Performance security has been posted in accordance with City policy, and a Development Agreement has been executed by the applicant and the City.
3. As part of the Site Plan Approval process, 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

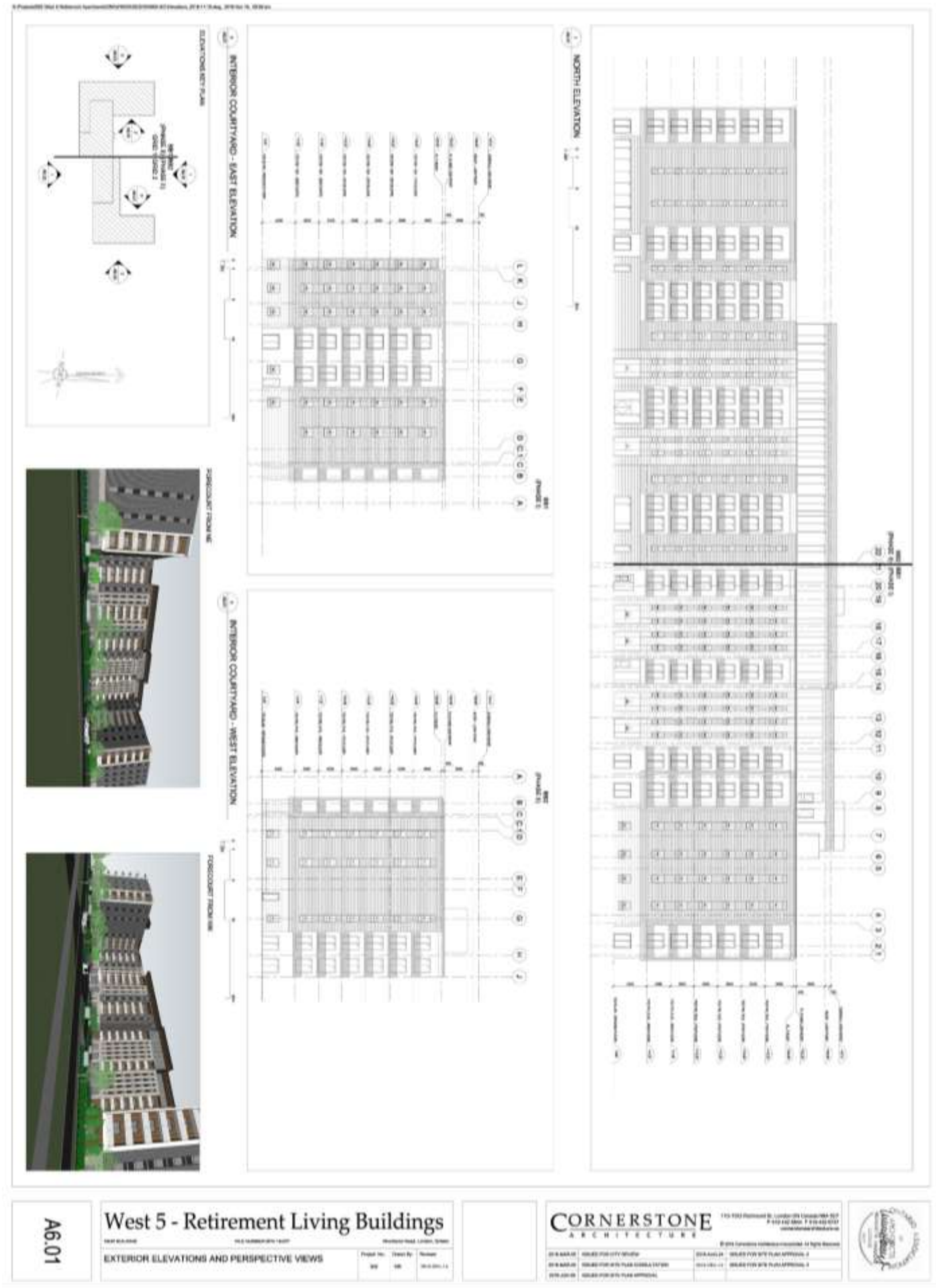
1.1 Location Map



## 1.2 Site Plan



1.3 Building Elevations



**2.0 Description of Proposal**

The purpose and effect of this zoning amendment is to remove the holding symbols to permit development of a seven (7) to eight (8) storey building consisting of 115 senior's apartment units and a 150 bed retirement residence. The facility is proposed to be constructed in two phases with the senior's apartment building (west wing) to be constructed as Phase 1, and retirement residence (east wing) to be constructed as Phase 2.

**3.0 Revelant Background**

**3.1 Planning History**

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 was 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. Urban design guidelines were also prepared and approved by Council through the adoption of a holding provision in the Zoning By-law.

On March 5, 2019, Municipal Council approved an application by Sifton for a proposed retirement residence within their "West Five" lands, at the southwest corner of Riverbend Road and Shore Road. The zoning was changed from a Holding Residential R5/R6/R7/R8 Special Provision (h•h-206•R5-6(10)/R6-5(42)/R7•D75•H18/R8-4(29)) Zone and a Holding Residential R5/R6 Special Provision (h•h-206•R5-3(18)/R6-5(42)) Zone to a Holding Residential R6/R7 Special Provision (h•h-206•R6-5(42)/R7(22)•D115•H30) Zone. The special provision permits a seniors apartment building with a maximum 115 units and a retirement lodge with a maximum 150 beds; front and exterior side yard depth to main building (minimum) of 3.0 metres; front and exterior side yard depth to the sight triangle (minimum) of 0.8 metres; lot coverage (maximum) of 40%; and required parking (minimum) of 123 spaces.

The purpose and effect of this application is to remove the holding provisions to allow development of the lands for the proposed retirement living facility as permitted under the Residential R6/R7 Special Provision (R6-5(42)/R7(22)•D115•H30) Zone. An application for Site Plan Approval has also been submitted by Sifton Properties Limited.

**4.0 Key Issues and Considerations**

**4.1 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 development plans and drawings have been reviewed and are generally in keeping with these design principles and with the City’s Placemaking Guidelines. It should be noted that the Master Plan Concept prepared for the West Five Community had always envisioned a residential retirement facility for the subject site. The concept plan originally consisted of two ‘L’ shape buildings including one 5 storey building on the easterly side of the site, forming a street wall along Riverbend Road and Shore Road, opposite a 6 storey building on the westerly side of the site. As detailed site design and building plans emerged, the general configuration was revised so that the two buildings could be connected physically. It was recognized that the ‘U’ shape configuration does not create a continuous street wall along Shore Road; however, it does respect the existing school and single family homes to the north by setting the main building mass back, helping to minimize visual intrusion and shadowing. These concerns were reviewed as part of the rezoning application, and demonstrated through building elevation plans and shadow studies prepared by the applicant’s architect.

The Landscape Plan indicates the street edge along Shore Road will be softened by a substantial landscaped buffer incorporating a variety of deciduous and coniferous plantings (Sugar Hackberry, Dwarf Japanese Yew, Hick’s Yew, Smooth Rose, Autumn Joy Sedum and other drought tolerant plantings) as well as 1,375 mm (4.5 ft.) high garden walls with 1,524 mm (5.0 ft.) high piers to match the building. The ‘U’ shape building also maximizes the solar potential of the south elevation, contributing to West Five’s goal of net zero energy use.

The West Five Urban Design Guidelines describe this type of built form as “Retirement Architecture” with the goal of providing a very high quality outdoor amenity space for its

residents and visitors, and is easily accessible and straight forward to occupy. 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.

#### Retirement Entrances

- The site plan provides canopy-covered main entrances to the senior's apartment building and retirement residence which are highly visible, with clear wayfinding and barrier-free path of travel to each entrance.
- The site also provides safe, accessible and efficient integration of vehicular and pedestrian circulation, clear connections to the public sidewalk, designated pick-up/drop-off areas, convenience parking for visitors at the front, and underground parking accessed from the rear via an internal access driveway from Riverbend Road.

#### Building Articulation

- The elevation plans illustrate how fenestration patterns have been incorporated into the building facades to eliminate blank walls. Long building facades without variations in materials and/or composition are avoided.
- The east wing (Retirement Residence Building) emphasizes a strong orientation and massing towards the intersection of Riverbend Road and Shore Road.

#### Materials

- Simple and durable building materials are proposed, including such materials as brick, architectural concrete block, aluminum composite panel, photovoltaic panels, wood-look metal siding, and aluminum curtain wall system and fibreglass windows.

#### Amenity Spaces

- High quality indoor and outdoor amenity spaces for shared use and visitation are provided.
- The easterly building wing will be positioned to permit ground floor common spaces to face Riverbend Road and Shore Road. An access point will be provided through a proposed café space to be located at the southeast corner, serving as a secondary entrance to the building fronting Riverbend Road. An activity/games room will be located on the ground floor at the northeast corner of the building.

#### Semi-Public Outdoor Spaces/Courtyard

- The Shore Road frontage is bracketed by the building's east and west wings. This frames the entrance courtyard which includes a continuous landscaped street wall including drought tolerant planting and garden walls to highlight the vehicular and pedestrian entrances to the site.
- The entrance courtyard also encloses the outdoor amenity areas, including spaces for gathering, outdoor benches and seating areas, planter gardens and pergola canopies.

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 Urban Design and Site Planning staff. 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:	<div>Larry Mottram, MCIP, RPP Senior Planner, Development Planning</div>
Recommended by:	<div>Paul Yeoman, RPP, PLE Director, Development Services</div>
Submitted by:	<div>George Kotsifas, P. Eng. Managing Director, Development and Compliance Services and Chief Building Official</div>
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)  
Lou Pompillii, Manager, Development Services - Planning  
Ismail Abushehada, Manager, Development Services - Engineering

April 8, 2019  
GK/PY/LM/lm

## 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 1395 Riverbend Road.

WHEREAS Sifton Properties Limited have applied to remove the holding provisions from the zoning over a portion of the lands located at 1395 Riverbend 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 1395 Riverbend 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 R6/R7 Special Provision (R6-5(42)/R7(22)•D115•H30) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

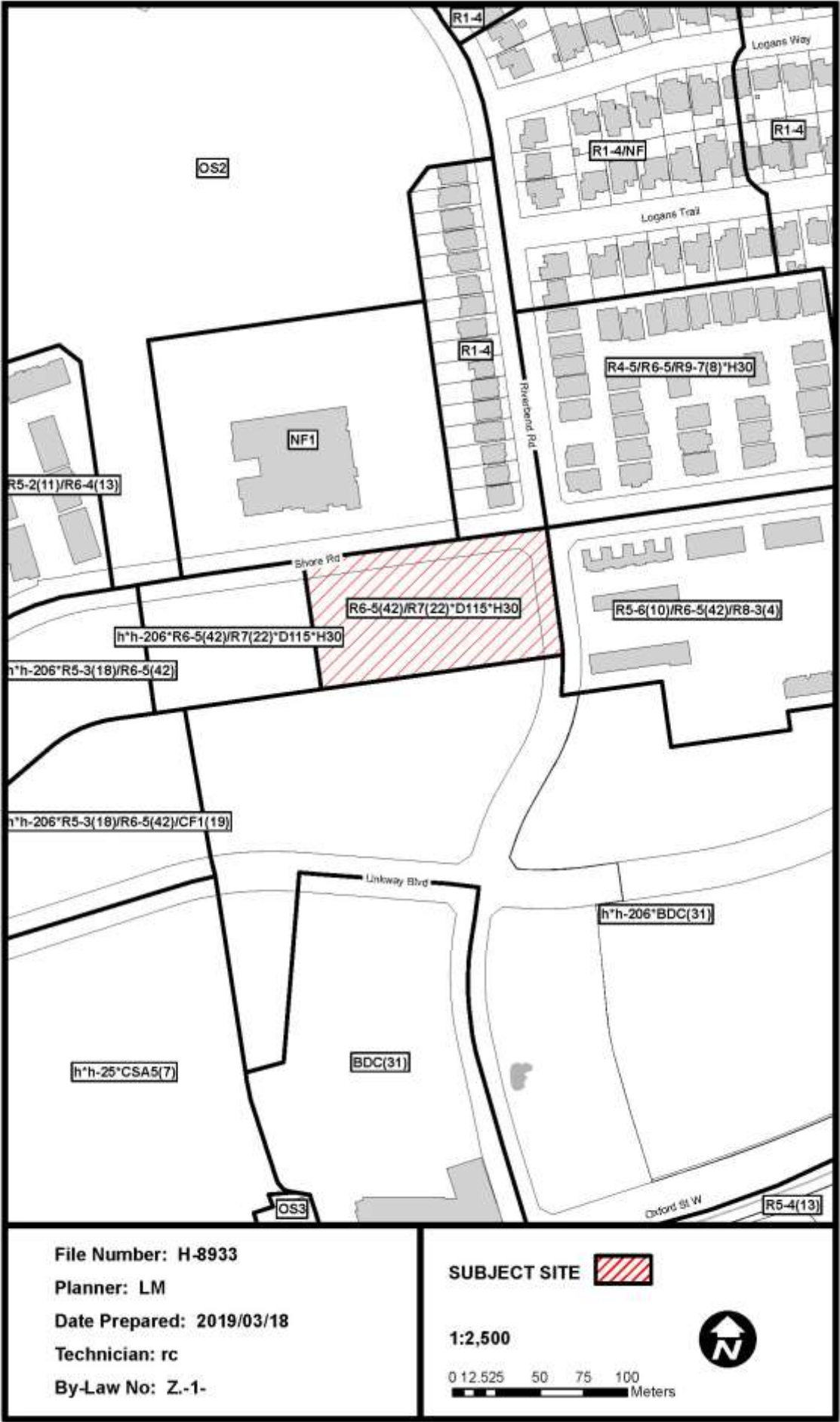
PASSED in Open Council on April 23, 2019.

Ed Holder  
Mayor

Catharine Saunders  
City Clerk

First Reading – April 23, 2019  
Second Reading – April 23, 2019  
Third Reading – April 23, 2019

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



## 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: Portion of lands located at 1395 Riverbend Road, at the southwest corner of Shore Road and Riverbend Road** – 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 the lands for a proposed retirement residence and seniors’ apartments. 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 November 6, 2018.

Appendix C – Relevant Background

Existing Zoning Map

