

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
1912 Linkway Boulevard
Removal of Holding Provisions

Meeting on: September 23, 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 1912 Linkway Boulevard, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting to be held on October 1, 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 Business District Commercial Special Provision (h•h-206•BDC(31)) Zone **TO** a Business District Commercial Special Provision (BDC(31)) 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 ten (10) storey mixed-use, residential apartment / ground floor retail building.

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 mixed-use, residential apartment building with ground floor commercial 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



Location Map

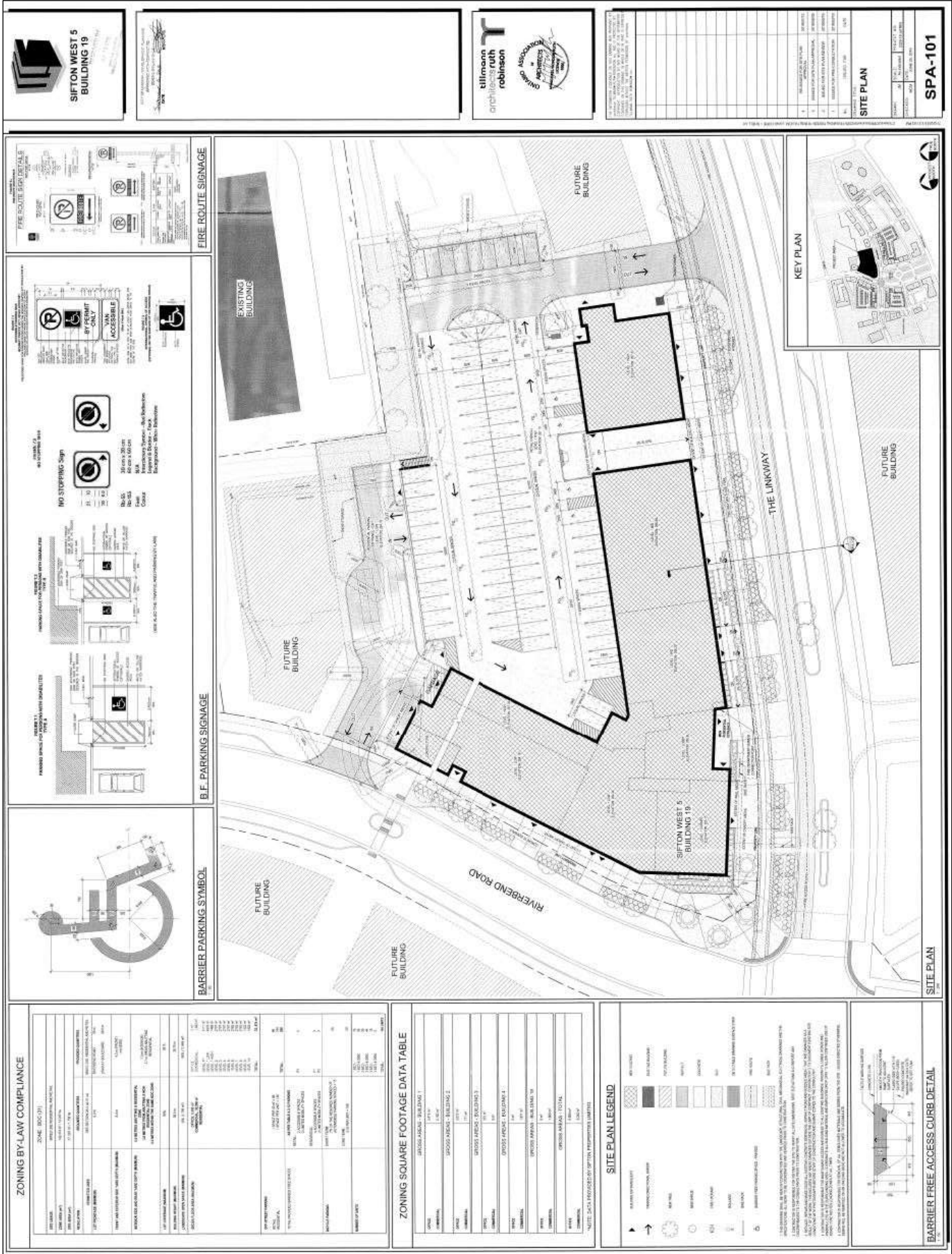
Subject Property: 1912 Linkway Boulevard
 Applicant: SIFTON PROPERTIES LIMITED
 File Number: H-9085
 Created By: Larry Mottram
 Date: 6/24/2019
 Scale: 1:2000

Legend


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



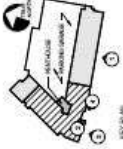
1.2 Site Plan




1.3 Building Elevations



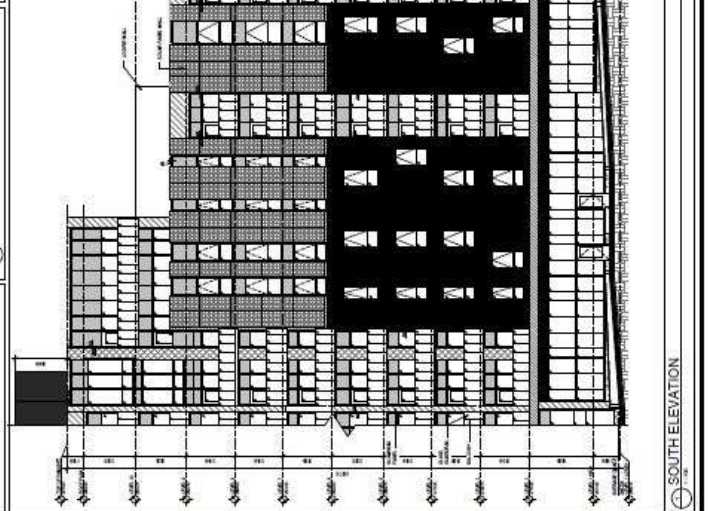
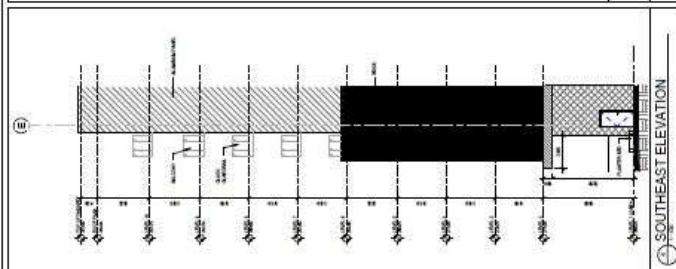
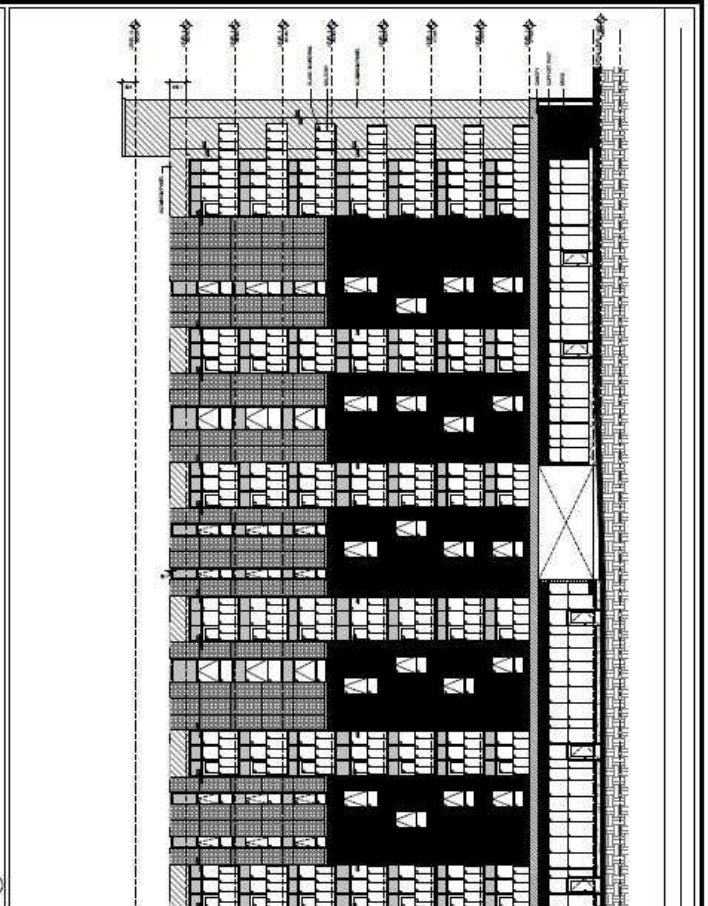
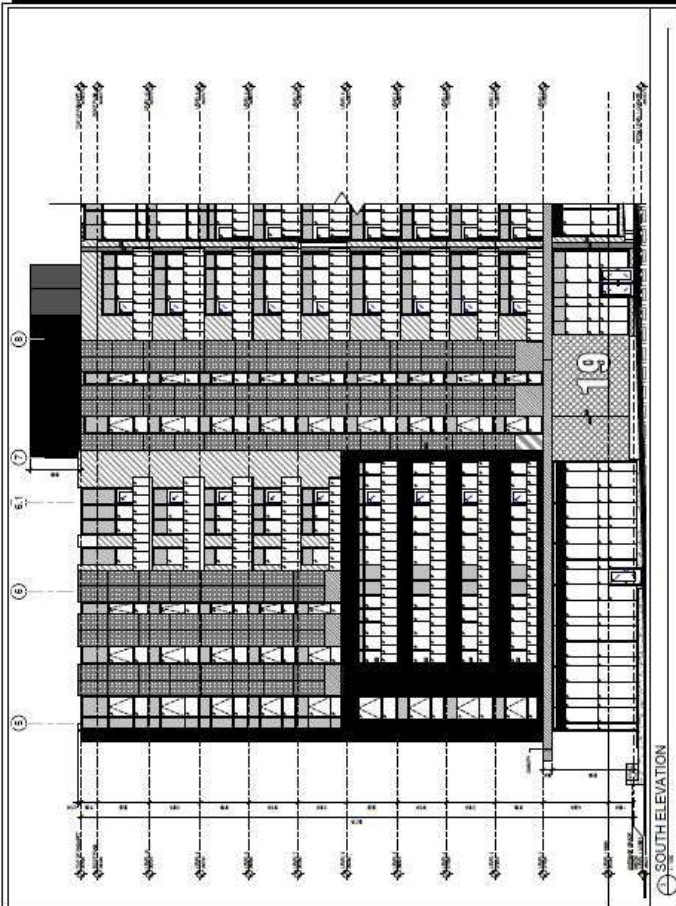
**SIFTON WEST 5
BUILDING 19**





**tillmann
architects rubin
robinson**

PROJECT NO.	19000
DATE	2014.03.04
PROJECT NAME	SIFTON WEST 5 BUILDING 19
CLIENT	SIFTON
LOCATION	1900 WEST 5TH AVENUE, CALGARY, ALBERTA
SCALE	1/8" = 1'-0"
DRAWN BY	LM
CHECKED BY	LR
DATE	2014.03.04



ELEVATION LEGEND & NOTES

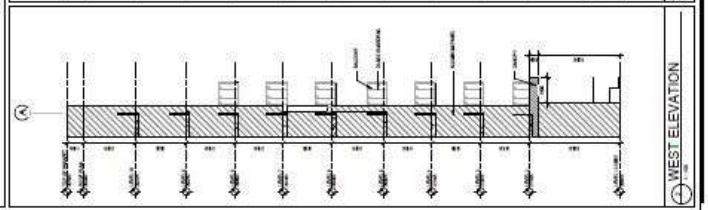
	SOLID PANEL
	ALUMINUM PANEL
	GLASS PANEL
	CONCRETE PANEL
	BRICK PANEL
	STONE PANEL
	METAL PANEL
	PAINT

ABBREVIATIONS:

- ALL MATERIAL FINISHES SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
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NOTES:

- SEE DRAWING FOR WINDOW SIZES AND SPACING.
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2.0 Description of Proposal

The purpose and effect of this zoning amendment is to remove the holding symbols to permit development of a ten (10) storey, mixed-use building consisting of 145 apartment dwelling units and 1,660 square metres commercial gross floor area.

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 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. 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 application is to remove the holding provisions to allow development of the lands for mixed residential and commercial uses permitted under the Business District Commercial Special Provision (BDC(31)) 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. The development plans show a mid-to-high rise residential development with prominent ground floor related retail. The overall site design provides for a strong building and pedestrian orientation at the street (on both Linkway Boulevard and Riverbend Road), with vehicular access leading to a parking garage located unobtrusively behind the building. There will be approximately 10 to 12 commercial retail units on the ground floor at street level, with canopy-covered entrances and window exposure to the sidewalk. The main entrance to the apartment building lobby and elevators is accessed directly from Linkway Boulevard. A covered pedestrian corridor is shown connecting the retail level parking garage with the sidewalk on Linkway Boulevard.

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; and,
- 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. A variety of curbed planters and raised planter walls define the spaces at street level, and provide separation between the building and the multi-use pathway along Linkway Boulevard. Open walk areas at street level provide opportunities for outdoor patios and cafes, and use of flexible “Maglin” planters will define the retail and outdoor café spaces for individual commercial tenants.

Terracing Scale and Massing Mid-Rise

File: H-9085

Planner: L. Mottram

- Building steps back as it increases in height at approximately the mid-rise point; between the eighth and ninth storey. The articulation of different building façade treatments at ground, middle and upper levels contributes to a differentiated appearance of building massing. The stepped back design also achieves the principle of a terraced building form towards the intersection of Linkway Boulevard and Riverbend Road, with the tallest portion of the building at the corner.

Balconies and Fenestration of Mid-Rise

- Balconies and fenestration contribute to building articulation and composition, particularly along the south and west building elevations where there is an interesting variation created by the effect of jogging windows between the lower and middle levels; and,
- Residential balcony sizes will vary in width and depth depending on unit size (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; and,
- The building façade incorporates a variety of building materials which adds to the visual interest including brick facing, multi-colour aluminum metal panels and curtain wall systems, spandrel panels, clear glazing, glass guardrails, and the use of high-energy efficiency components, such as LED lighting and wall mounted solar panels.

In summary, the proposed building orientation, 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 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.



Aerial perspective view overlooking the central plaza in the foreground with the proposed mixed-use apartment building to the left, and future West Five buildings to the right.

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:	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)
Lou Pompilli, Manager, Development Services - Planning
Ismail Abushehada, Manager, Development Services - Engineering

September 16, 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 1912 Linkway Boulevard.

WHEREAS Sifton Properties Limited have applied to remove the holding provisions from the zoning over a portion of the lands located at 1912 Linkway 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 1912 Linkway Boulevard, as shown on the attached map, to remove the h and h-206 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.

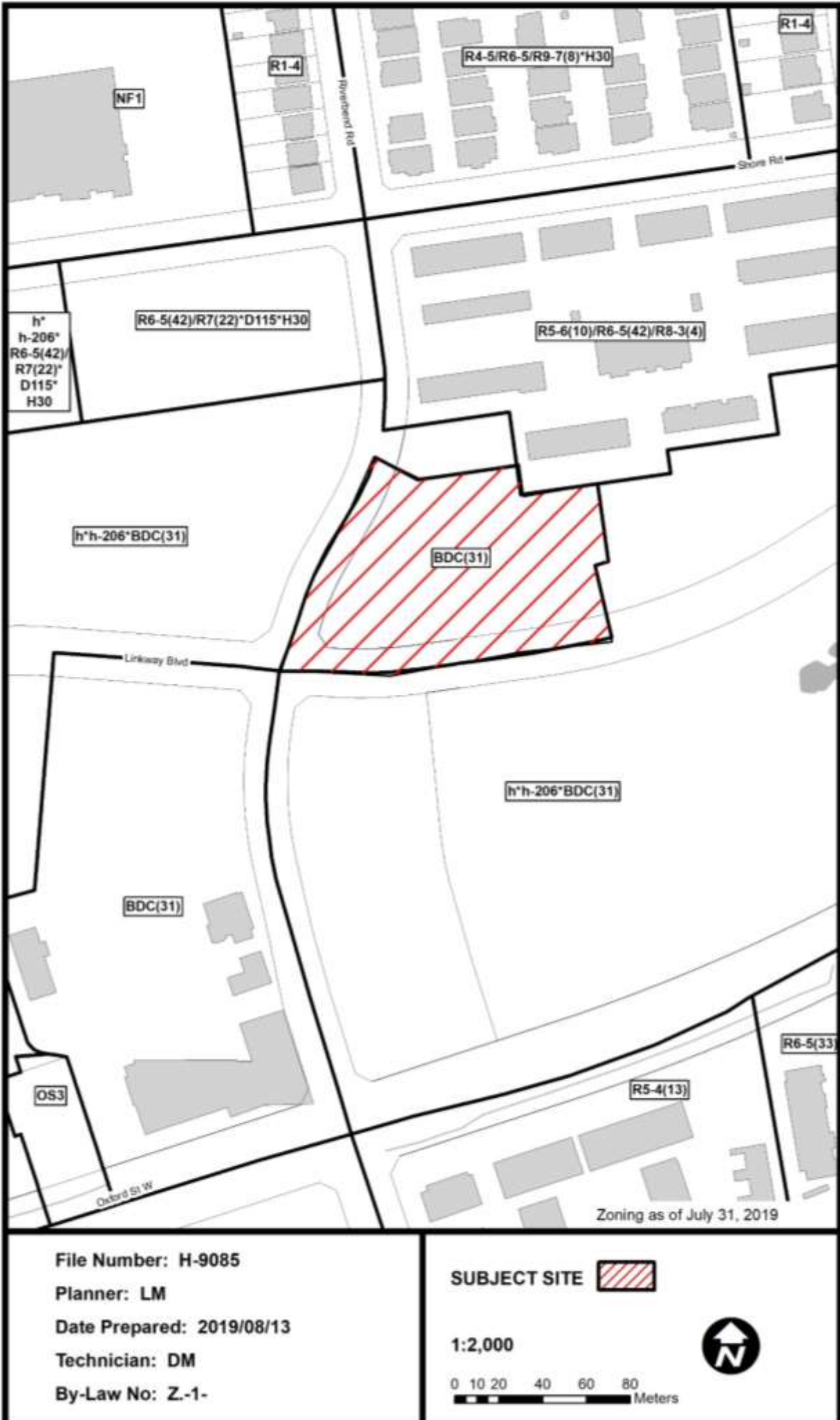
PASSED in Open Council on October 1, 2019.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – October 1, 2019
Second Reading – October 1, 2019
Third Reading – October 1, 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 July 4, 2019.

0 replies were received

Nature of Liaison: 1912 Linkway Boulevard, at the northeast corner of Linkway Boulevard 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 mixed-use residential apartment / ground floor retail building. 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 July 30, 2019.

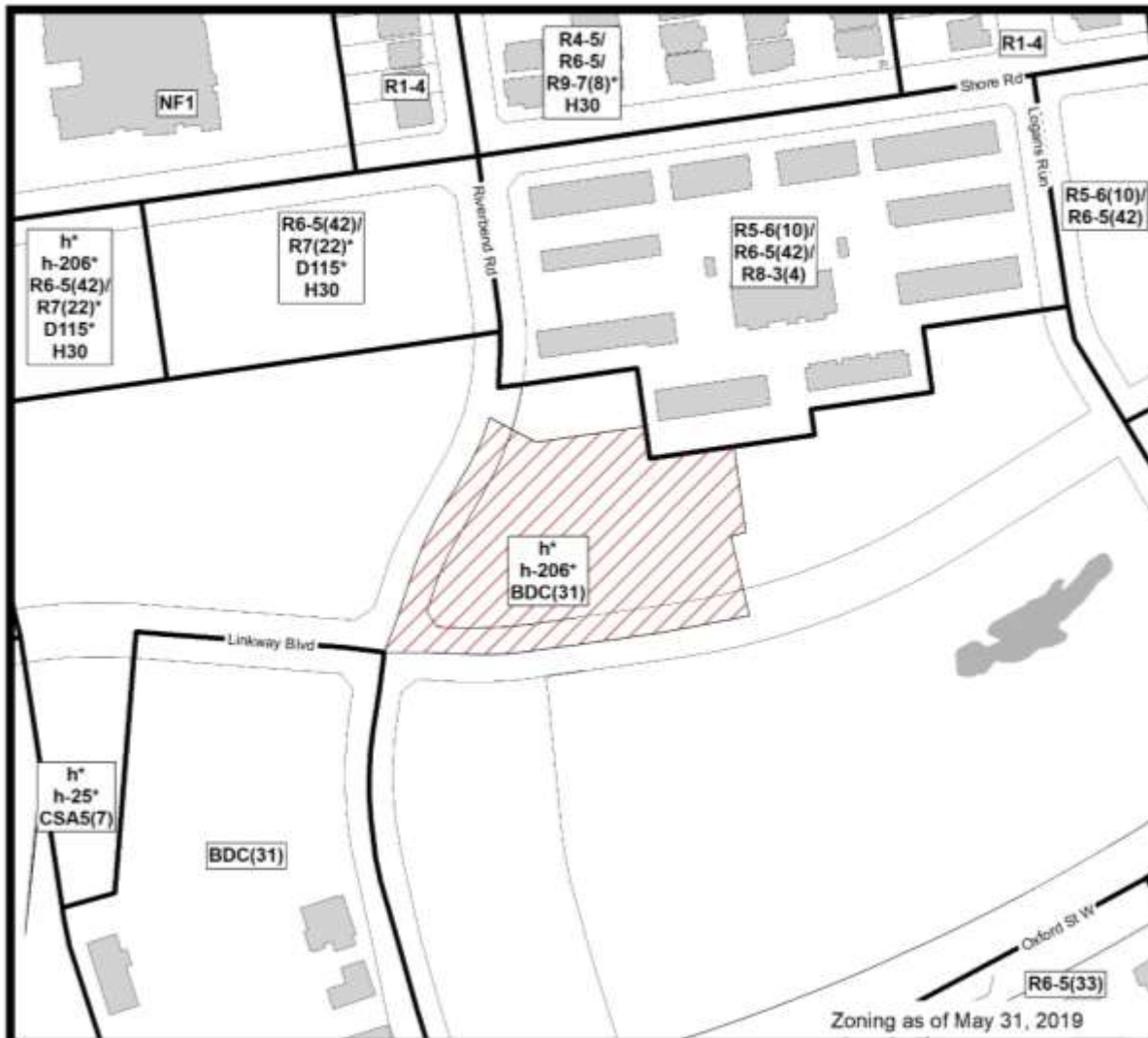
Agency/Departmental Comments:

Upper Thames River Conservation Authority (UTRCA)

No objection.

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-9085 LM

MAP PREPARED:
 2019/08/13 DM

1:2,500
 0 15 30 60 90 120 Meters