

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: Application By: Schlegel Villages Inc.
3030 Singleton Avenue
Meeting on: August 10, 2020

Recommendation

That, on the recommendation of the Director, Development Services, based on the application by Schlegel Villages Inc. relating to the property located at 3030 Singleton Avenue, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on August 25, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject lands a Holding Residential R5/R6/R7 (h-53*R5-4/R6-5/R7/D100/H30) Zone **TO** a Residential R5/R6/R7 (R5-4/R6-5/R7/D100/H30) Zone to remove the "h-53" holding provision.

Executive Summary

Summary of Request

The applicant has requested the removal of the "h-53" holding provision from a portion of 3030 Singleton Avenue, which is in place to ensure street oriented design which discourages the need for noise walls in this development.

Purpose and the Effect of Recommended Action

The purpose and effect is to remove the "h-53" holding symbol over a portion of the site to facilitate the development of an eight (8) storey continuum of care facility with 50 seniors apartment unit and 177 retirement home beds with a 1 storey town square.

Rationale of Recommended Action

The requirements for removing the holding provision has been met. It is appropriate to remove the holding provision as it is no longer required.

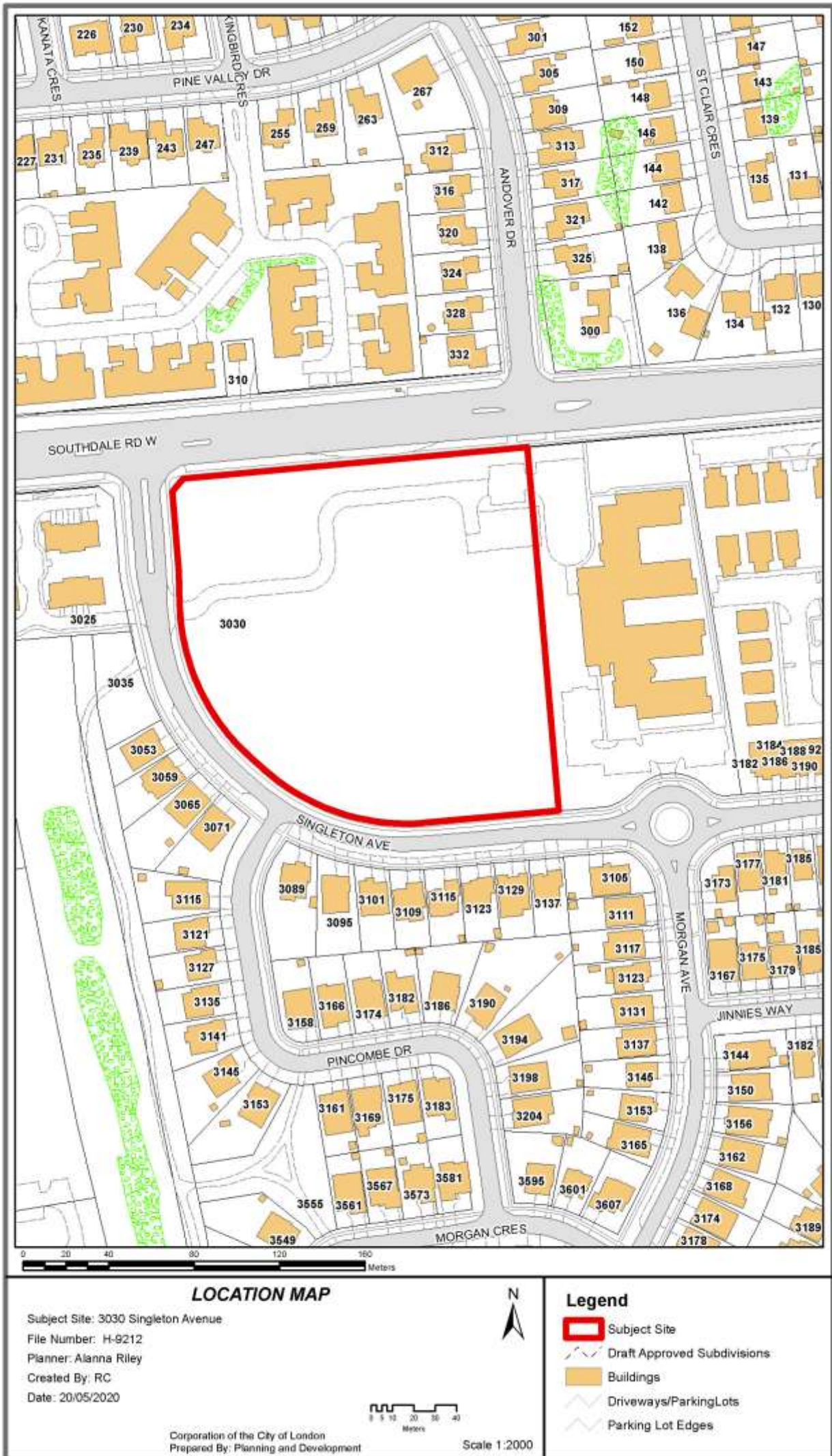
Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is located in the southwest area of the City with frontage on Singleton Avenue and Southdale Road West. A mix of single detached dwellings and cluster residential uses are located to the north and west, single detached dwellings are located to the south and a existing seniors apartment building is located on the east portion of these lands. The site is approximately 2.82 ha in size and is currently undeveloped and vacant.

1.2 Location Map



1.3 Current Planning Information (see more detail in Appendix C)

- The London Plan Place Type – Neighbourhoods
- (1989) Official Plan Designation – Multi-Family, Medium Density Residential
- Existing Zoning – h-53*R5-4/R6-5/R7/D100/H30

1.4 Site Characteristics

- Current Land Use – Phase 1 and 2 seniors apartment building
- Frontage – 161.1 metres
- Depth – Varies
- Area – 2.82 hectares
- Shape – Irregular

1.5 Surrounding Land Uses

- North – Residential
- East – Residential
- South – Residential
- West – Residential

2.0 Description of Proposal

2.1 Development Proposal

The future development of this site consists of a Continuum of Care Facility with 50 seniors apartment units and 177 retirement home beds to be developed in the form of an eight (8) storey apartment building with a one (1) storey town square. Landscaped areas, internal driveways, services, and visitor parking spaces will be located within a common element to be maintained and managed by the retirement home corporation.

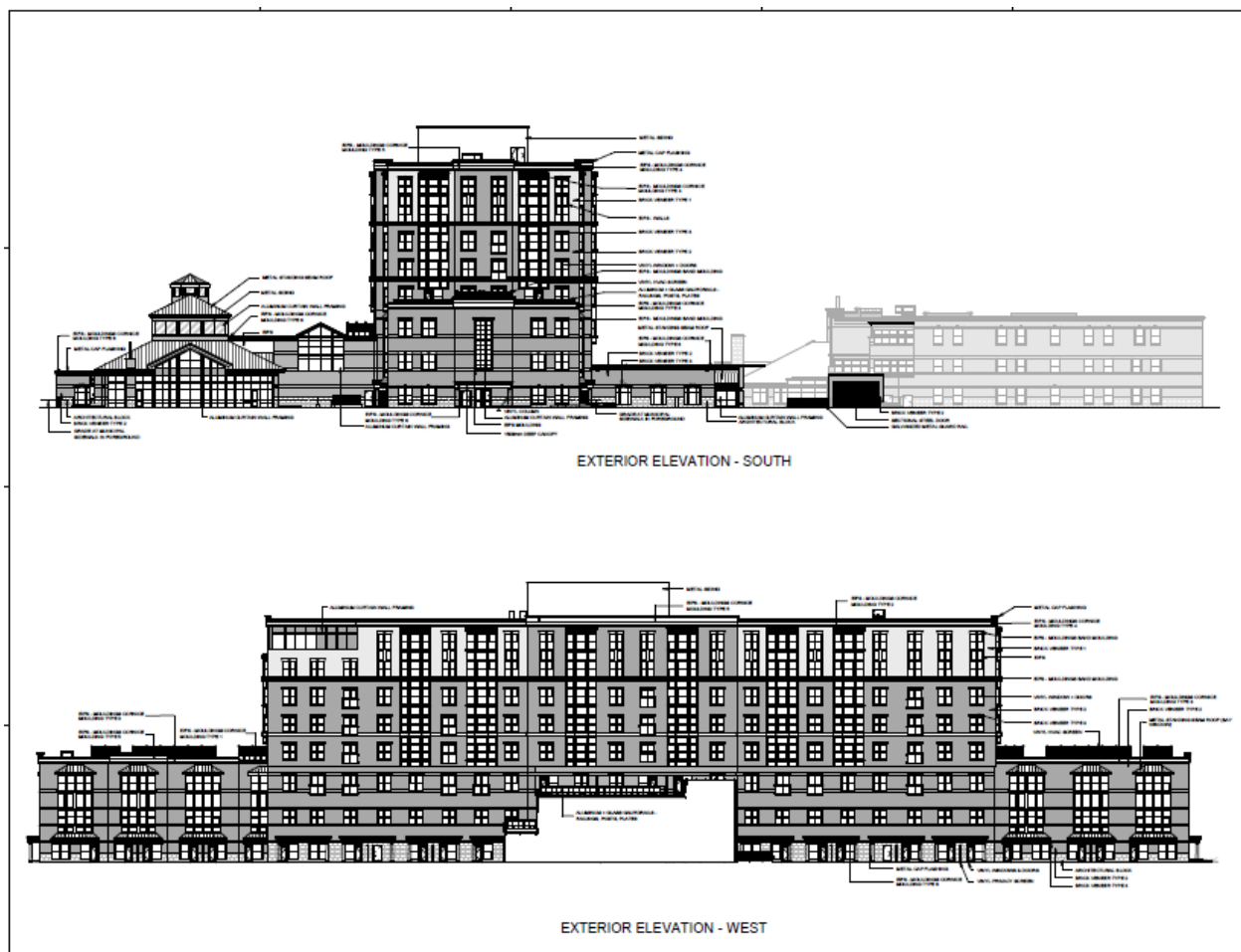


Figure 1: Conceptual Rendering

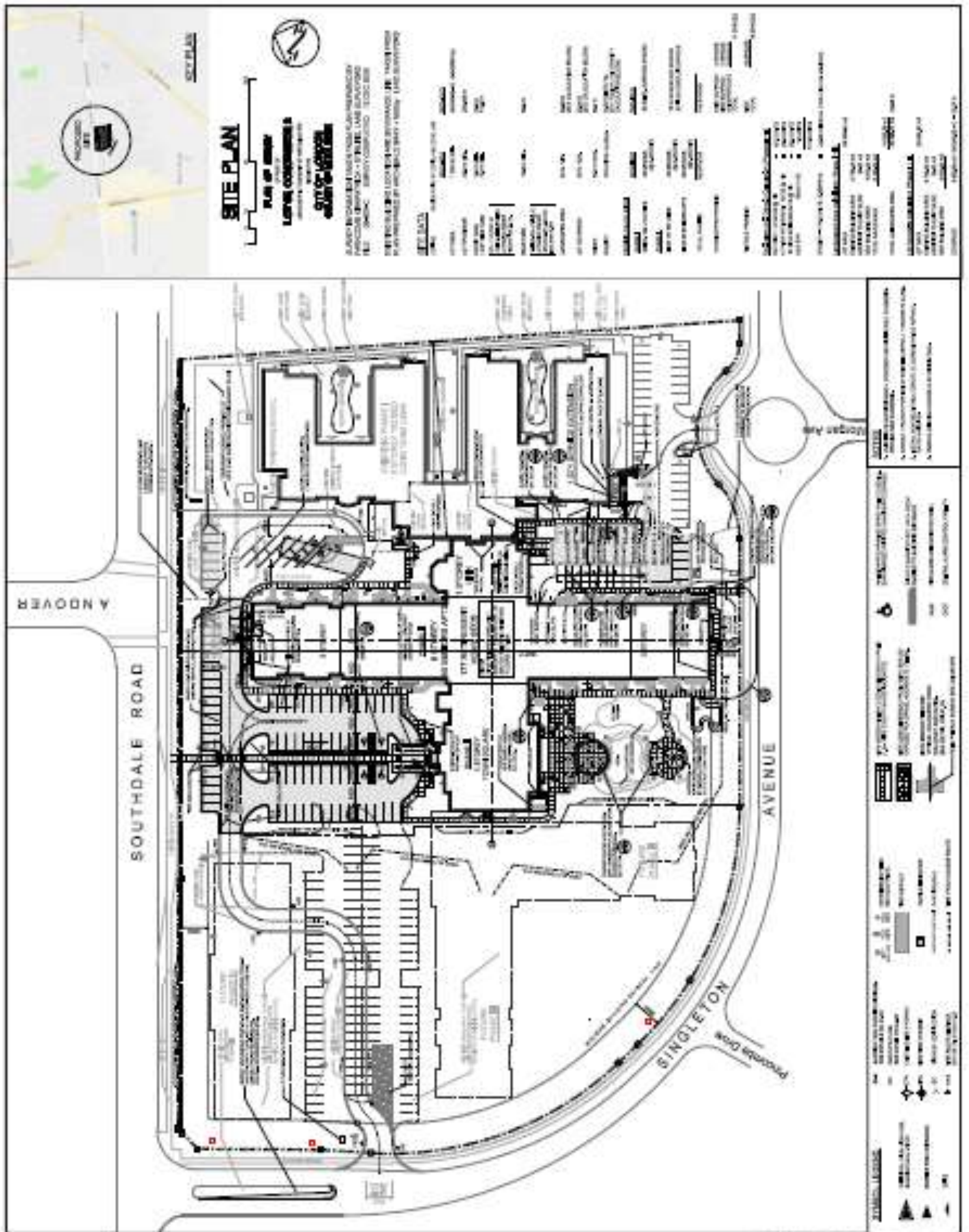


Figure 2: Conceptual Site Plan

3.0 Relevant Background

3.1 Planning History

The subject property is located within the part of the former Town of Westminster that was annexed to the City in 1993. In June 2005, City Council adopted Official Plan Amendment No. 358 to implement land use designations and policies for the Bostwick East Community Plan. The subject property was designated Multi-Family, Medium Density Residential.

The subject site was zoned Agriculture (A1) under By-law 5000 (Town of Westminster). In November of 2001, City Council adopted Official Plan Amendment No. 238 and Zoning By-law No. 2.-1-01929, which established residential zoning on the subject property.

On June 24, 2006 Municipal Council adopted a zoning by-law amendment to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property to apply a Holding Residential R5/R6/R7 (h-53.R5-4/R6-5/R7.DI00.H30) Zone to permit a multi - unit residential continuum-of-care facility for seniors. A "h-53" holding provision was also applied to the subject site to encourage street-oriented development which precludes the need for noise walls along Southdale Road, consistent with the Bostwick East Area Plan.

3.2 Requested Amendment

The applicant is requesting the removal of the "h-53" holding provision from a portion of 3030 Singleton Avenue to allow for the development of Phase 2 in the form of an eight (8) storey seniors' apartment building with a one (1) storey town square.

3.3 Community Engagement

No comments were received in response to the Notice of Application.

3.4 Policy Context

The Planning Act permits the use of holding provisions to restrict future uses until conditions for removing the holding provision are met. To use this tool, a municipality must have approved Official Plan policies related to its use, a municipal council must pass a zoning by-law with holding provisions, an application must be made to council for an amendment to the by-law to remove the holding symbol, and council must make a decision on the application within 150 days to remove the holding provision(s). The London Plan and the (1989) Official Plan contain policies with respect to holding provisions including the process, and notification and removal procedures.

4.0 Key Issues and Considerations

4.1 What is the purpose of the holding provision and is it appropriate to consider the removal request?

The h-53 holding provision is as follows:

h-53 - Purpose: To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved, consistent with the Community Plan, to the satisfaction of the City of London, prior to the removal of the "h-53" symbol.

The applicant has submitted the appropriate plans for phase 2 for Site Plan Approval. A development agreement has been executed for the site and security has been posted. The development is oriented towards Singleton Avenue to establish strong street edges consistent with the adjacent phase 1, with a built form along the public realm that provides units with direct pedestrian connections to Singleton Avenue and Southdale Road West.

5.0 Conclusion

The requirements for removing the holding provision over a portion of the site has been met. It is appropriate to remove the holding provision as it is no longer required. The accepted development is street-oriented, mitigates noise from the arterial road with suitable setbacks, landscaping, and incorporates appropriate urban design principles that are included in the development agreement and accepted Site Plan. It is appropriate to remove the holding provision to allow the zoning to come into force at this time.

Prepared by:	Sean Meksula, MCIP, RPP Senior Planner, Development Services
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	

July 30, 2020

cc: Matt Feldberg, Manager, Development Services (Subdivisions)
cc: Lou Pompilii, MPA, RPP, Manager, Development Planning
cc: Ted Koza, Manager Development Engineering
cc: Michael Pease, Manager, Development Planning (Site Plan)

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Appendix A

Bill No. (number to be inserted by Clerk's Office)
2020

By-law No. Z.-1-20_____

A by-law to amend By-law No. Z.-1 to remove holding provision from the zoning for lands located at located at 3030 Singleton Avenue.

WHEREAS Schlegel Villages Inc. has applied to remove the holding provision from the zoning for the lands located at 3030 Singleton Avenue, 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 a portion of the lands located at 3030 Singleton Avenue, as shown on the attached map comprising part of Key Map No. 111, to remove the holding provision so that the zoning of the lands as a Residential (R5-4/R6-5/R7.D100.H30) Zone comes into effect.
2. This by-law shall come into force and effect on the day it is passed.

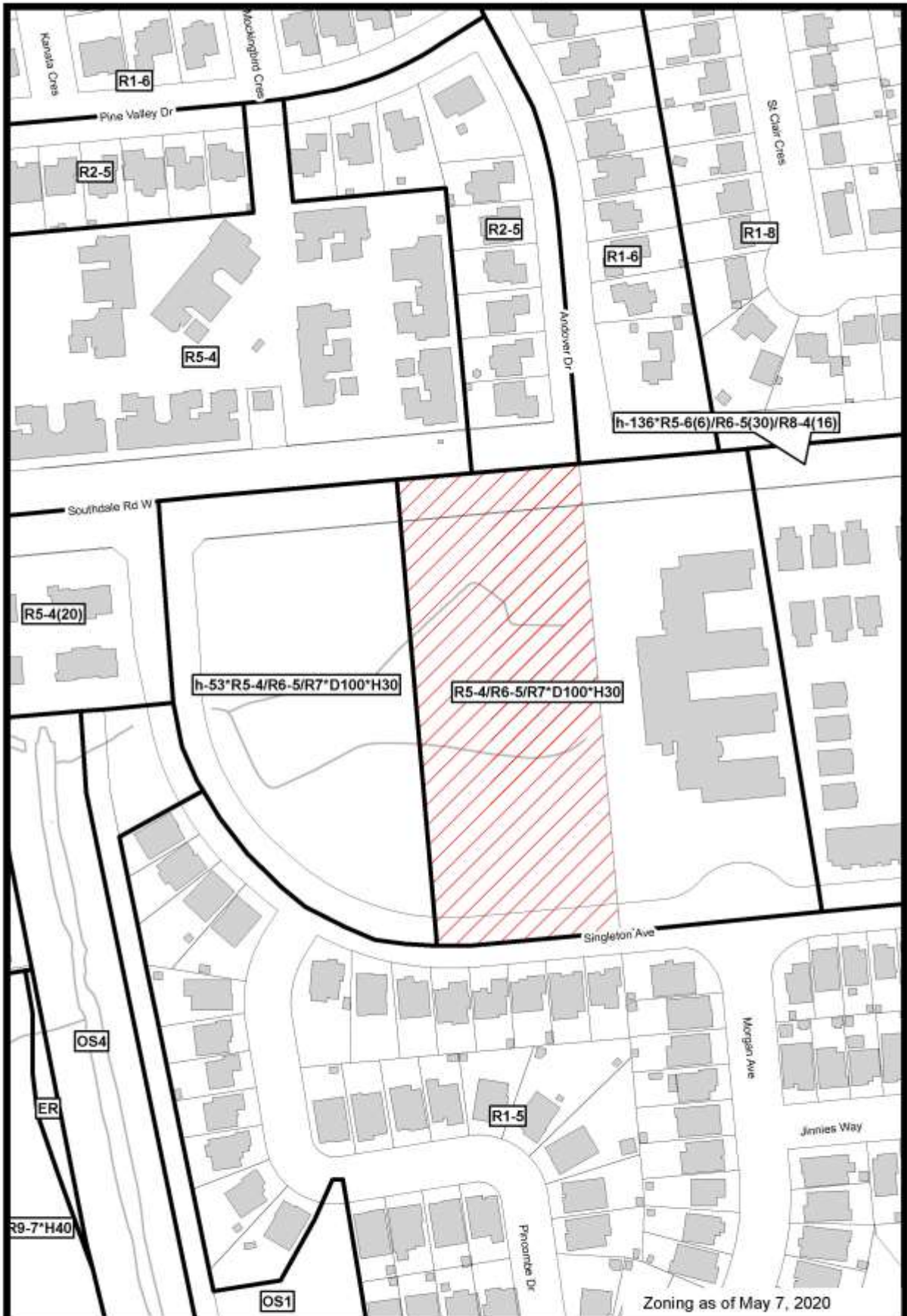
PASSED in Open Council on August 25, 2020.

Ed Holder
Mayor

Catharine Saunders
City Clerk

First Reading – August 25, 2020
Second Reading – August 25, 2020
Third Reading – August 25, 2020

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



File Number: H-9212
Planner: SM
Date Prepared: 2020/07/21
Technician: RC
By-Law No: Z.-1-

SUBJECT SITE 

1:2,006

0 10 20 40 60 80 Meters



Appendix B – Public Engagement

Community Engagement

Public liaison: Notice of the application was published in the Londoner on May 28, 2020

0 replies were received

Nature of Liaison: City Council intends to consider removing the “h-53” holding provision from the subject site. The removal of the holding provision is contingent on the following: to encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved, consistent with the Community Plan, to the satisfaction of the City of London. Council will consider removing the holding provision as it applies to these lands no earlier than June 22, 2020.

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**



FILE NO:

H-9212

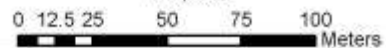
AR

MAP PREPARED:

2020/05/20

RC

1:2,000



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS