

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: Draft Plan of Vacant Land Condominium on the Submission
by Sifton Properties Limited for 965 Upperpoint Avenue

Public Participation Meeting on: August 10, 2020

Recommendation

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application of Sifton Properties Limited, relating to the property located at 965 Upperpoint Avenue:

- (a) the Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium relating to the property located at 965 Upperpoint Avenue; and,
- (b) the Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the Site Plan Approval application relating to the property located at 965 Upperpoint Avenue.

Executive Summary

Summary of Request

This is a request by Sifton Properties Limited, to consider a proposed Draft Plan of Vacant Land Condominium. The proposed Plan of Condominium is being reviewed concurrently with an application for Site Plan Approval. The plan consists of 66 dwelling units, within multiple townhouses with a new private road providing access from Upperpoint Gate. The applicant's intent is to register the development as one Condominium Corporation.

Purpose and the Effect of Recommended Action

The purpose and effect is to report to the Approval Authority any issues or concerns raised at the public meeting with respect to the application for Draft Plan of Vacant Land Condominium or the Site Plan Approval application.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is located off of Upperpoint Avenue, which is generally located southeast of Oxford Street West and Westdel Bourne. The site has a mix of high and medium density residential located to the north, existing estate residential to the west, low density residential to the east, and future residential to the south. The proposal consists of one medium density residential block within a draft plan of subdivision (Blocks 134 & 135, Plan 33M754). The site is currently vacant and approximately 1.73 ha (4.27 ac) in size. The site has full access to municipal services and is located in an area which is planned for future growth.

1.2 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 – Holding Residential R4/R5/R6/R8 Special Provision (h*h-54*h-209*R4-6(11)R5-7(9)/R6-5(61)/R8-3(5)).

1.3 Site Characteristics

- Current Land Use – Vacant
- Frontage – 90.4 metres
- Depth – Varies
- Area – 1.73 hectares
- Shape – Rectangular

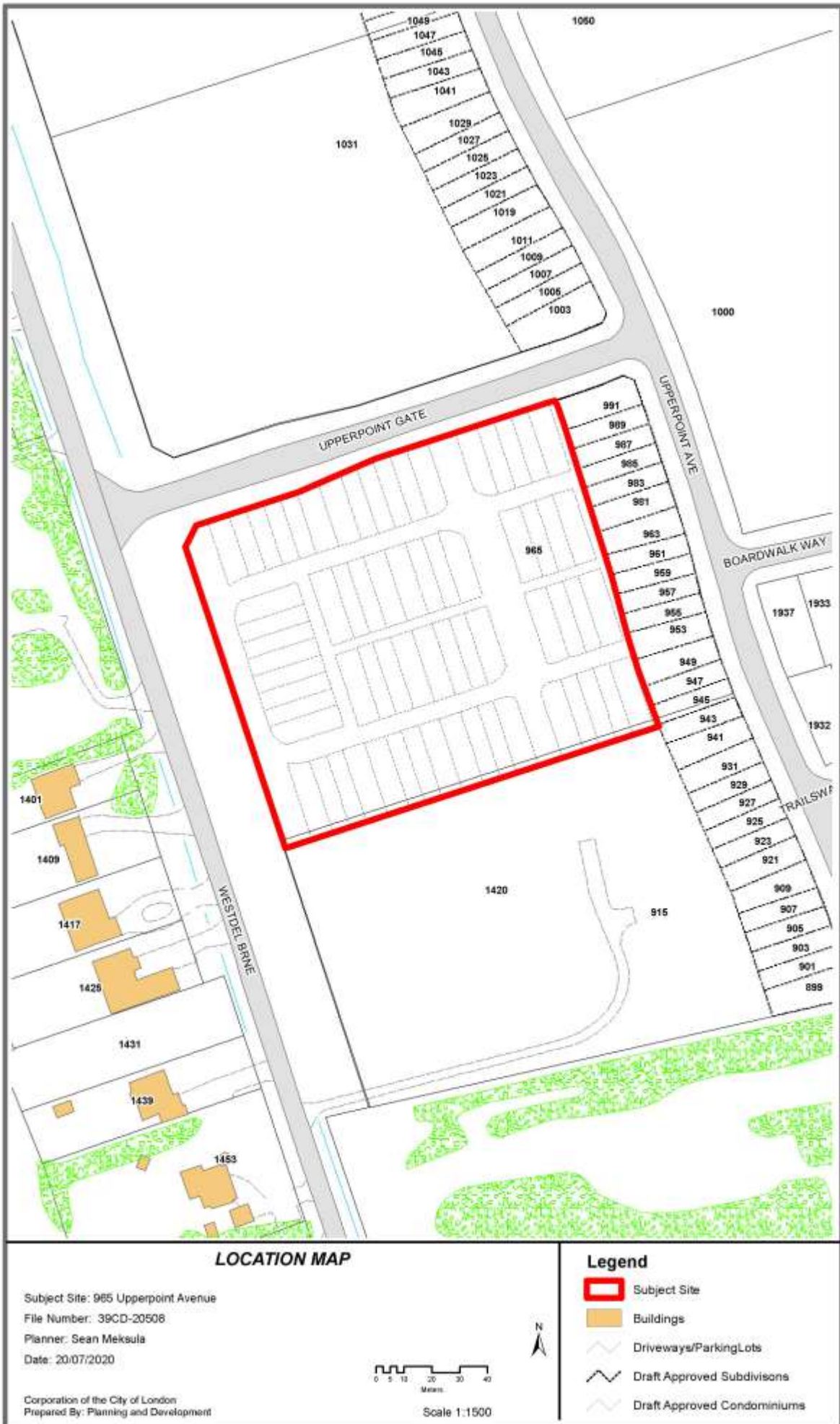
1.4 Surrounding Land Uses

- North – future multiple-attached dwellings
- East – future single detached dwellings, neighbourhood park, and school site
- South – future multiple-attached dwellings and former orchard
- West – rural estate dwellings

1.5 Intensification (66 units)

- The 66 unit, cluster townhome development located outside of the Built-Area Boundary and Primary Transit Area

1.6 LOCATION MAP

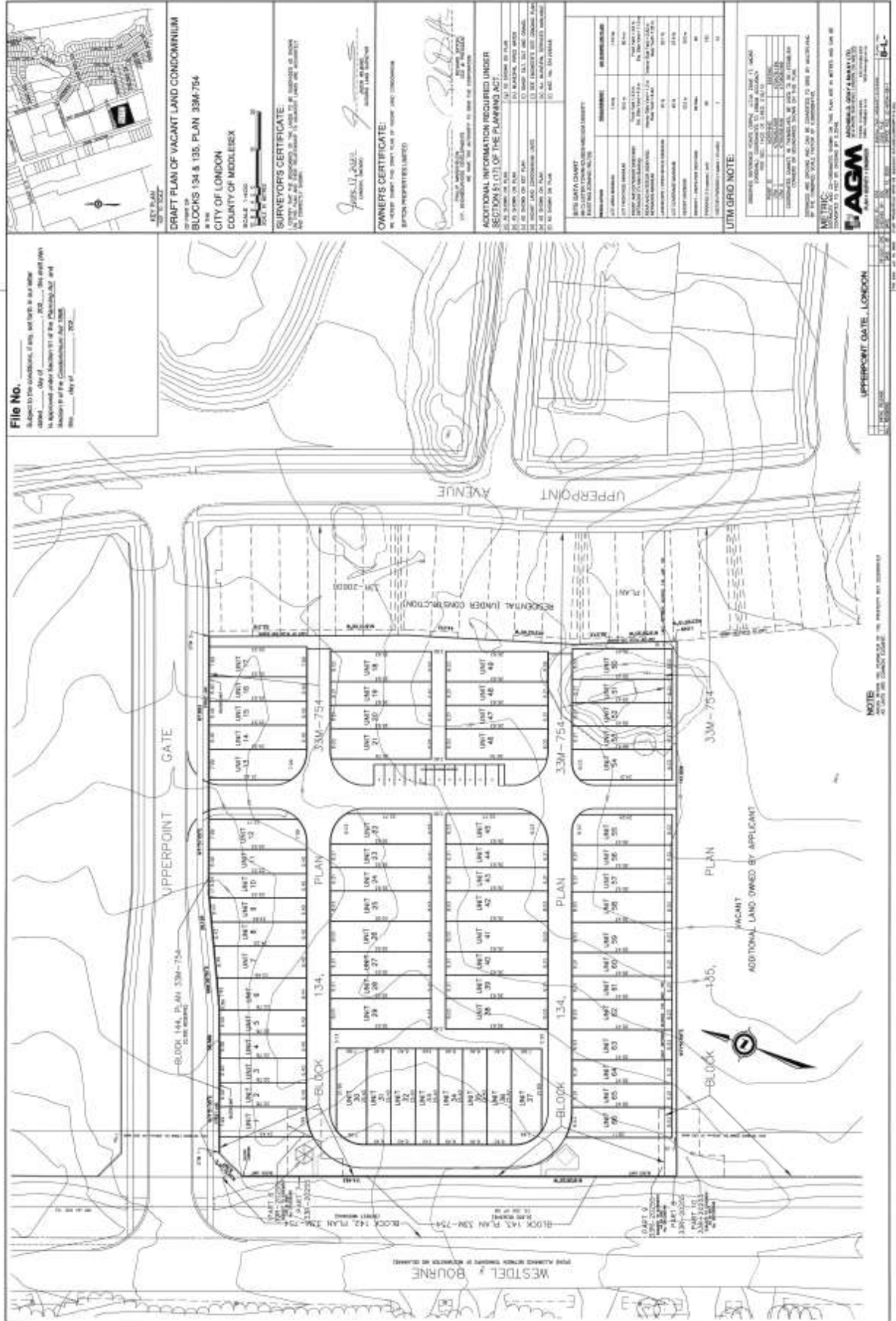


2.0 Description of Proposal

2.1 Development Proposal

The effect of the application request is to create 66 Vacant Land Condominium units to be developed in the form of cluster townhouse dwellings. Landscaped areas, internal driveways, services, and visitor parking spaces will be located within a common element to be maintained and managed by one Condominium Corporation.

Figure 1: Proposed Vacant Land Condominium



An application for Site Plan Approval (SPA20-050) has also been made in conjunction with the application for Draft Plan of Vacant Land Condominium. The site plan submission, including servicing, grading, landscaping, and building elevation plans, are under review and will be informed by any comments received through the Vacant Land Condominium Public Participation Meeting. An additional application for the removal of holding provisions applied to this site is also under review and will be brought forward for consideration to future meeting of the Planning and Environment Committee.

Figure 2: Proposed Conceptual Elevations

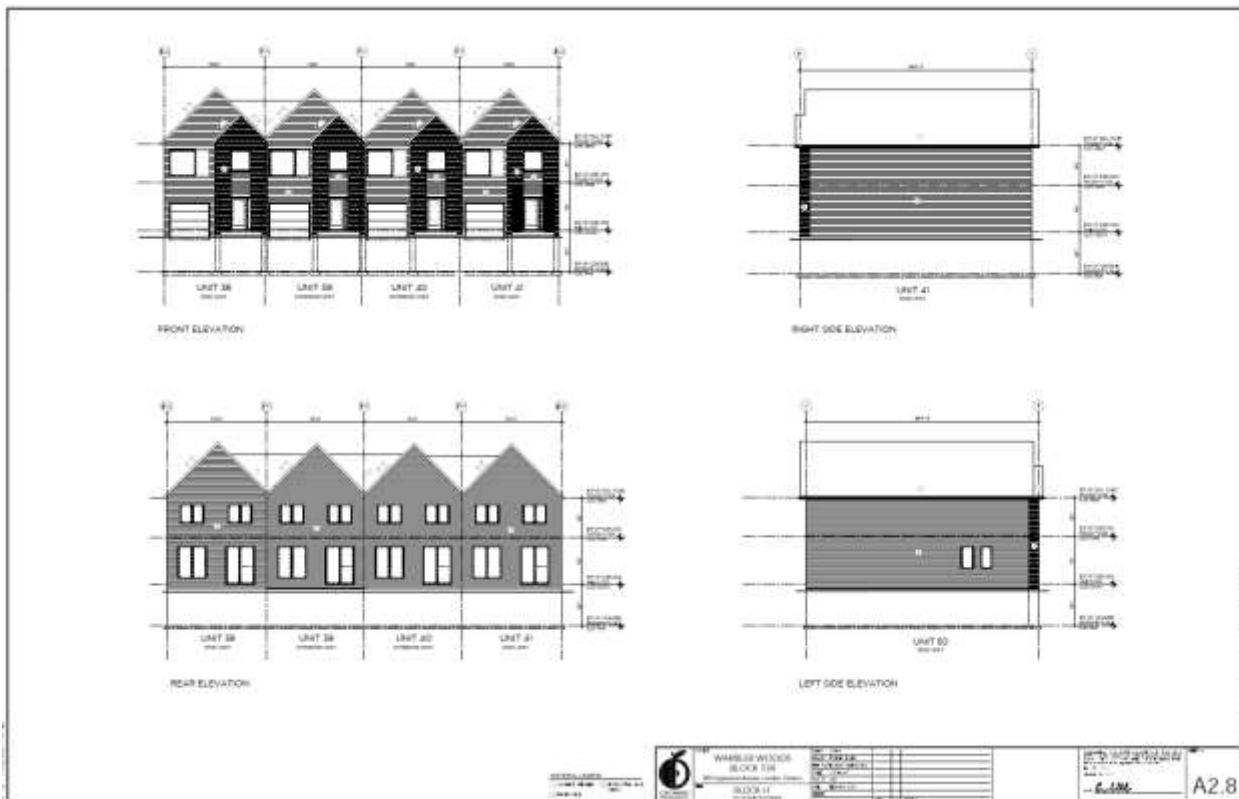
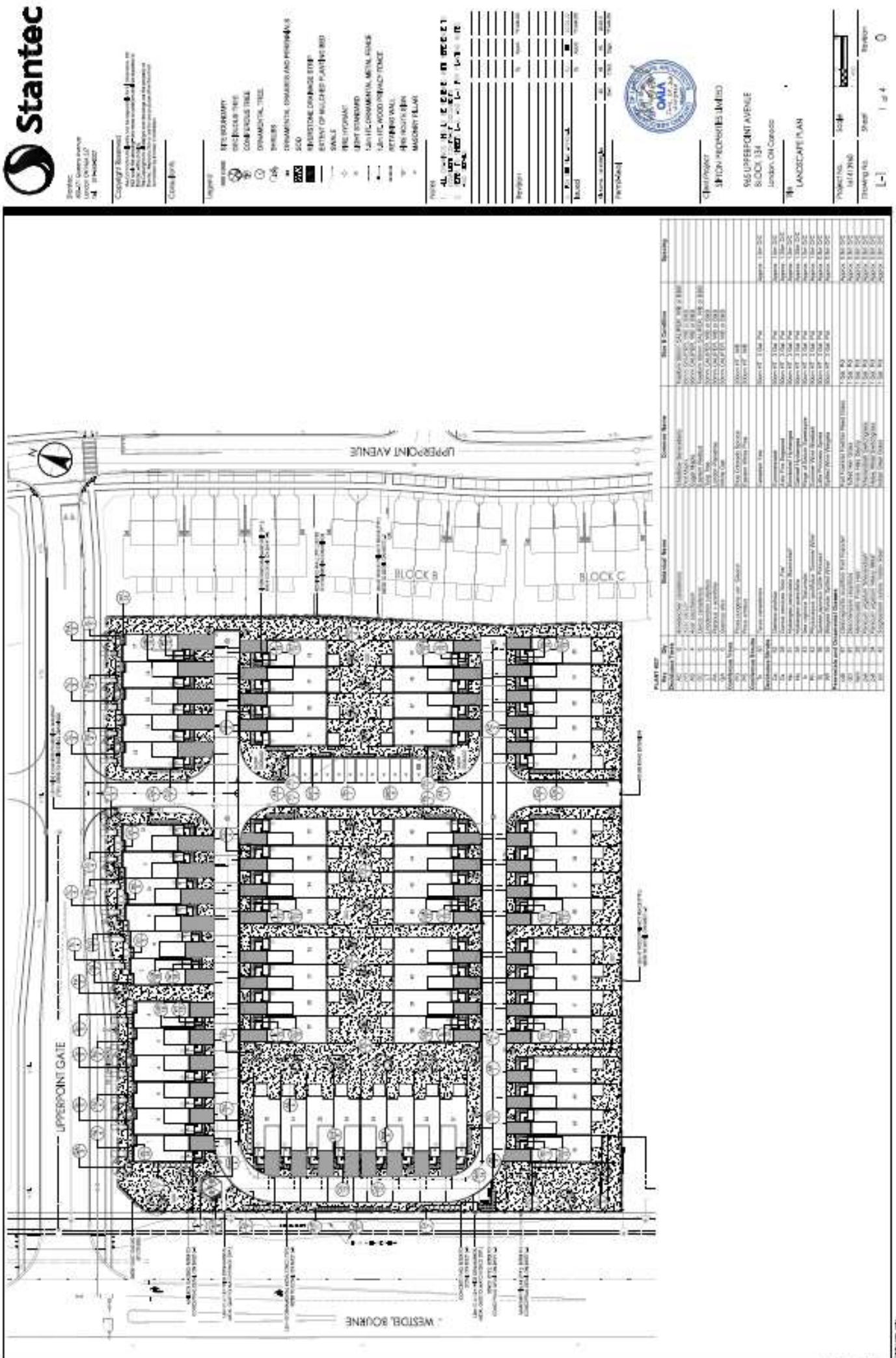


Figure 3: Amenity Space and Landscaping



3.0 Relevant Background

3.1 Planning History

On October 24, 2018, the City of London Approval Authority granted final approval and the subdivision was registered as Plan 33M-754 on November 2, 2018. The final plan consisted of 128 single detached residential lots, four (4) medium density residential blocks, one (1) high density residential block, one (1) school block, three (3) park blocks, one (1) open space block, one (1) walkway block, two (2) secondary collector roads, and seven (7) local streets.

On September 17, 2019 Municipal Council passed a Zoning By-law amendment to add a Residential R4 Special Provision (R4-6(11)) Zone to permit street townhouse dwellings along with special provisions for lot frontage, front yard setbacks for the main dwellings and garages, and building height. This amendment was brought forward to facilitate the development of Street Townhouses along the west portions of Upperpoint Avenue.

Site plan approval along with the removal of holding provision applications were submitted in June of 2020 to accommodate the proposed cluster townhouse development. The requested site plan and removal of holding provision applications are now running in parallel with the Vacant Land Condominium application (39CD-20508) which was accepted on July 9, 2019.

3.2 Community Engagement (see more detail in Appendix A)

The requested amendment was circulated to the public on July 15, 2020 and advertised in the Londoner on July 16, 2020. At the time of preparation of this report no responses were received from the public in response to the Notice of Application and The Londoner Notice.

There were no significant comments in response to the Departmental/Agency circulation of the Notice of Application.

3.3 Policy Context (See more detail in Appendix B)

Provincial Policy Statement, 2020

The proposal must be consistent with the Provincial Policy Statement (PPS) and land use planning policies and must consider:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and
3. Protecting Public Health and Safety.

The London Plan

The site is located within the Neighbourhoods Place Type in The London Plan. The policies of this Place Type, as well as the Our Strategy, City Building and Design, and Our Tools policies, have been applied in the review of this application.

(1989) Official Plan

The site is designated Multi-family, Medium Density Residential on Land Use Schedule A of the Official Plan.

Riverbend South Secondary Plan

The Riverbend South Secondary Plan designates the site as Medium Density Residential within the Central Longwoods Residential Neighbourhood.

As further described in Appendix B – Policy Context, Staff are of the opinion that the condominium draft plan is generally consistent with the PPS, The London Plan, 1989 Official Plan, and the Southwest Area Secondary Plan.

Z.-1 Zoning By-law

The zoning is Holding Residential R4/R5/R6/R8 Special Provision (h•h-54•h-209•R4-6(11)/R5-7(9)/R6-5(61)/R8-3(5)) which permits a range of dwelling types, including detached and attached forms of housing such as cluster single detached dwellings, townhouses and stacked townhouses.

Vacant Land Condominium Application

The City of London Condominium Guidelines have been considered for the proposed Vacant Land Condominium which is comprised of various units and common elements. The City may require applicants to satisfy reasonable conditions prior to Final Approval and registration of the plan of condominium, as authorized under the provisions of subsection 51(25) of the *Planning Act*. In order to ensure that this Vacant Land Condominium development functions properly, the following may be required as conditions of draft approval:

- That site plan approval has been given and a Development Agreement has been entered into;
- Completion of site works in the common elements and the posting of security in addition to that held under the Development Agreement (if applicable), in the event these works are not completed prior to registration of the plan of condominium;
- Confirmation of addressing information and door point numbers;
- Payment of outstanding taxes or local improvement charges, if any;
- Provision of servicing easements for utility providers (such as London Hydro, Union Gas, Bell, etc.);
- The maintenance of any stormwater servicing works including on-site works;
- Arrangements be made dealing with rights of access to and use of joint facilities, and responsibility for and distribution of costs for maintenance of joint facilities; and,
- Ensuring that the Condominium Declaration to be registered on title adequately addresses the distribution of responsibilities between the unit owners and the condominium corporation for the maintenance of services, the internal driveway, amenity areas, and any other structures in the common elements.

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

4.0 Key Issues and Considerations

4.1 Issue and Consideration # 1 – Site design and orientation in relation to the adjacent streets.

The proposed condominium development consists of 66, 2-storey cluster townhouse dwellings arranged in blocks of units attached side-by-side. Three access driveways are provided from Upperpoint Gate. The development block interfaces with Westdel Bourne and features a window street, a 1.5 metre wrought iron fence with decorative store pillars, two pedestrian gate access points, and a heavily landscaped planting strip. The need for a continuous noise wall is eliminated with only localized sound reduction barriers required to protect the private outdoor amenity area of the end units adjacent Westdel Bourne. End dwelling units feature wrap-a-around covered porches to enhance the relationship and orientation of dwelling units to Westdel Bourne and Upperpoint Gate.

The plans and building elevations have been reviewed for compliance with the City's Placemaking Guidelines, Riverbend South Secondary Plan, and the Riverbend Subdivision Urban Design Guidelines. Through the site plan review process, staff have been working with the proponent on improving the building orientation adjacent Upperpoint Gate in recognition that this is a key entry point and gateway to the neighbourhood. The site plan does show covered porches and walkway connections from individual units to the public sidewalk. However, further design modifications to the units along Upperpoint Gate should be considered in order to achieve true orientation to the public street and avoid rear-lotting. This includes such modifications as providing front doors on the Upperpoint Gate facing elevation for Units 1-17.

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

5.0 Conclusion

The proposed Vacant Land Condominium is consistent with the Provincial Policy Statement, and in conformity with The London Plan, the (1989) Official Plan, and the Riverbend South Secondary Plan. The proposed residential townhouse use is appropriate for the site and permitted under the existing zoning. An Application for Site Plan Approval has also been submitted and reviewed in conjunction with the application for Vacant Land Condominium. The proposed Site Plan and elevations will result in an appropriate development that is compatible with the area and complies with the Site Plan Control By-law.

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

Y:\Shared\DEVELOPMENT SERVICES\3 - Condominiums\2020\39CD-20508 - 965 Upperpoint Avenue (SM)\Draft Approval\39CD-20508_ Upperpoint Avenue_PEC_SM.docx

cc: Lou Pompilli, Manager, Development Planning
cc: Michael Pease, Manager, Development Planning
cc: Matt Feldberg, Manager, Development Services (Subdivisions)
cc: Ted Koza, Manager, Development Engineering
cc: Heather McNeely, Manager, Development Services (Site Plans)

Appendix A – Community Engagement

Public liaison: On July 15, 2020, Notice of Application was sent to 18 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on July 16, 2020. A “Planning Application” sign was also posted on the site.

0 replies were received

Nature of Liaison: The purpose and effect of this application is to approve a Draft Plan of Vacant Land Condominium consisting of 66 residential units. Consideration of a proposed draft plan consisting of 66 multiple attached dwelling units and common elements to be registered as one Condominium Corporation. *For the lands under consideration, a separate application for Site Plan Approval – Application File No. SPA20-050 – has been submitted by Sifton Properties Limited.

Responses to Public Liaison Letter and Publication in “The Londoner”

Agency/Departmental Comments

Enbridge Gas Inc. – July 15, 2020.

It is Enbridge Gas Inc.’s (operating as Union Gas) request that as a condition of final approval that the owner/developer provide to Union the necessary easements and/or agreements required by Union for the provision of gas services for this project, in a form satisfactory to Enbridge.

Hydro One – July 15, 2020

No Objections

We are in receipt of your Plan of Condominium application, 39CD-20508 dated July 15, 2020. We have reviewed the documents concerning the noted Plan and have no comments or concerns at this time. **Our preliminary review considers issues affecting Hydro One’s ‘High Voltage Facilities and Corridor Lands’ only.**

For proposals affecting ‘Low Voltage Distribution Facilities’ the Owner/Applicant should consult their local area Distribution Supplier. Where Hydro One is the local supplier the Owner/Applicant must contact the Hydro subdivision group at Subdivision@HydroOne.com or 1-866-272-3330.

- At the time of submission no other significant agency/department comments were received. Comments received at a later date will be included in the conditions for the condominium.

Appendix B – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of this proposal. The most relevant policies, by-laws, and legislation are identified as follows:

Provincial Policy Statement (PPS), 2020

Land use within settlement areas shall be based on densities which efficiently use land and resources, and are appropriate for and efficiently use the infrastructure and public service facilities that are planned or available and support active transportation (1.1.3.2.a) & 1.4.3.d)). The proposal will develop a vacant site that has full access to municipal services within a planned neighbourhood. The subject lands are within a draft plan of subdivision and are designated and intended over the long term for multiple dwelling, low to medium density residential uses. The proposed Draft Plan of Vacant Land Condominium is consistent with the Provincial Policy Statement.

The proposed development achieves objectives for efficient and resilient development and land use patterns. It represents new development taking place within the City's urban growth area, and within an area of the City that is currently building out. It also achieves objectives for promoting compact form, mix of uses, and densities that allow for the efficient use of land, infrastructure and public service facilities, supports the use of public transit, supports energy conservation and efficiency, and avoids land use and development patterns which may cause environmental or public health and safety concerns.

There are no natural heritage features or natural hazards present, and Provincial concerns for archaeological resource assessment and cultural heritage have been addressed through the subdivision approval process. Based on our review, the proposed Draft Plan of Vacant Land Condominium is found to be consistent with the Provincial Policy Statement.

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). The London Plan policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterisk (*) throughout this report. The London Plan policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

These lands are within the "Neighbourhoods" Place Types along a neighbourhood connector which permits a wide range of lower density residential uses at a maximum height of 2.5-storeys.

Neighbourhood Place Type

Vision for the Neighbourhoods Place Type

*916_ * In 2035 our neighbourhoods will be vibrant, exciting places to live, that help us to connect with one another and give us a sense of community well-being and quality of life. Some of the key elements of our vision for neighbourhoods include:*

- 1. A strong neighbourhood character, sense of place and identity.*
- 2. Attractive streetscapes, buildings, and public spaces.*
- 3. A diversity of housing choices allowing for affordability and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so.*

4. *Well-connected neighbourhoods, from place to place within the neighbourhood and to other locations in the city such as the downtown.*
5. *Lots of safe, comfortable, convenient, and attractive alternatives for mobility.*
6. *Easy access to daily goods and services within walking distance.*
7. *Employment opportunities close to where we live.*
8. *Parks, pathways, and recreational opportunities that strengthen community identity and serve as connectors and gathering places.*

** Policy subject to LPAT Appeal PL170100 – November 13, 2019*

This proposal is generally in keeping with the Neighbourhood Place Type vision and its key elements, including a strong neighbourhood character and sense of identify, neighbourhood connectedness, diversity of housing choices and affordability, safe and convenient alternatives for mobility, close to neighbourhood parks and multi-use pathways planned as part of the subdivision approval process, and also within easy access to goods, services and employment opportunities.

The City Building and Our Tools policies have also been applied in the review of this application. City Design policies regarding the site layout are supportive of the proposed development as the units abutting the park space to the north provides access to the sidewalk, as well as passive surveillance from the residential dwellings which front the park with porches overlooking the park space (288*). The proposed development promotes connectivity and safe pedestrian movement within the development and to the surrounding neighbourhood (255*).

In the Our Tools section of The London Plan, Vacant Land Condominiums are considered based on the following (1709):

4. *The same considerations and requirements for the evaluation of draft plans of subdivision shall apply to draft plans of vacant land condominium;*

The proposed draft plan of vacant land condominium has been evaluated with regards to the review criteria for plans of subdivision. The proposed cluster townhouse dwelling units conform to the Official Plan and The London Plan policies, and have access to municipal services. The access and residential uses proposed are appropriate for the site, and there are no natural features or hazards associated with the site. There is existing and future commercial uses proposed in proximate distance to the surrounding neighbourhood. The site is also in close proximity to Hickory Woods Park and the Warbler Woods ESA. Building elevation plans have been reviewed as part of the site plan submission. The size and style of townhouse dwellings are anticipated to contribute to housing choice and meet the community demand for housing type, tenure and affordability. All grading and drainage issues will be addressed by the applicant's consulting engineer to the satisfaction of the City through the accepted engineering and servicing drawings, future Development Agreement and Site Plan Approval process.

5. *The applicant may be required to provide site development concepts and meet design requirement consistent with the Site Plan Control By-law as part of the consideration of a draft plan of vacant land condominium;*

The draft plan of Vacant Land Condominium is being concurrently considered with an active Site Plan Application. The various requirements of the Site Plan Control By-law will be considered and implemented through a Development Agreement for the lands.

6. *Proposals for vacant land condominiums which will result in units above or below any other unit will not be supported;*

The proposed townhouse units do not result in unit boundaries below or above other units.

7. *Only one dwelling will be permitted per unit;*

There is only one townhouse dwelling proposed per unit.

8. *At the time of registration, structures cannot cross unit boundaries;*

A signed Development Agreement will be required prior to the final approval of the Vacant Land Condominium that will confirm both the location of structures and unit boundaries.

9. *The registration of a proposed development as more than one vacant land condominium corporation may be permitted if the proposal is supportive of comprehensive development and planning goals. The minimum number of units to be included in each condominium corporation will be adequate to allow for the reasonable independent operation of the condominium corporation.*

The proposed cluster townhouse development is to be developed as one condominium corporation.

This proposal vacant land condominium contributes to a mix of housing types and tenure. The development will promote a pedestrian-friendly environment that offers opportunities for active mobility choices including walking, cycling and future public transit; contributes to a safe, healthy and connected community; and evokes a sense of neighbourhood character and sense of place.

City Building and Design Policies

*202_ * Buildings and public spaces at key entry points into neighbourhoods will be designed to help establish a neighbourhood's character and identity.*

229_ Except in exceptional circumstances, rear-lotting will not be permitted onto public streets and side-lotting will be discouraged on Civic Boulevards and Urban Thoroughfares.

*259_ * Buildings should be sited with minimal setbacks from public rights-of-way and public spaces to create a street wall/edge and establish a sense of enclosure and comfortable pedestrian environment.*

*291_ * Principal building entrances and transparent windows should be located to face the public right-of-way and public spaces, to reinforce the public realm, establish an active frontage and provide for convenient pedestrian access.*

** Policy subject to LPAT Appeal PL170100 – November 13, 2019*

The proposed condominium development consists of 66, 2-storey cluster townhouse dwellings arranged in blocks of units attached side-by-side. Three access driveways are provided from Upperpoint Gate. The development block interfaces with Westdel Bourne and features a window street, a 1.5 metre wrought iron fence with decorative store pillars, two pedestrian gate access points, and a heavily landscaped planting strip. The need for a continuous noise wall is eliminated with only localized sound reduction barriers required to protect the private outdoor amenity area of the end units adjacent Westdel Bourne. End dwelling units feature wrap-a-around covered porches to enhance the relationship and orientation of dwelling units to Westdel Bourne and Upperpoint Gate.

The plans and building elevations have been reviewed for compliance with the City's Placemaking Guidelines, Riverbend South Secondary Plan, and the Riverbend Subdivision Urban Design Guidelines. Through the site plan review process, staff have been working with the proponent on improving the building orientation adjacent Upperpoint Gate in recognition that this is a key entry point and gateway to the neighbourhood. The site plan does show covered porches and walkway connections from individual units to the public sidewalk. However, further design modifications to the units

along Upperpoint Gate should be considered in order to achieve true orientation to the public street and avoid rear-lotting. This includes such modifications as providing front doors on the Upperpoint Gate facing elevation for Units 1-17.

(1989) Official Plan

The (1989) Official Plan designation for these lands is Multi-Family, Medium Density Residential (MFMDR). The primary permitted uses in the Multi-Family, Medium Density Residential designation shall include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged (3.3.1. Permitted Uses). The proposed vacant land condominium is in keeping with the range of permitted uses.

Developments within areas designated Multi-Family, Medium Density Residential shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of development. The takes on a similar scale of development to what exists in the surrounding area allowing for this transition from single detached dwellings to the west and commercial uses to the south and east. The development also provides a density of 40 uph which is less the 75 uph permitted in the MFMDR designation (3.3.3. Scale of Development).

Riverbend South Secondary Plan

The site forms part of the Riverbend South Secondary Plan and is subject to the development vision and detailed policies of the Riverbend Secondary Plan. Additionally, the site forms part of the 'Riverbend Residential Neighbourhood' within the greater area plan.

New development in Riverbend South will reflect the existing character of the neighbourhood and will provide a highly connect networ of pedestrian and cycling routes throughout the community to encourage a range of active transportations opportunities. Buildings are encourage to be located close to the street, with front door oriented to the street, to provide a strong street edge and sens of enclosure. Educued setback to the main buildis are encouraged to create a more intimate streetscape and reduce the prominace of garages. The Low density and Multy-Family Medium Density Residential designations apply to most of the existing and planned neighbourhoods of Riverbend area, which will accomodae a full ranges of single family and cluster townhouse dewllings as proposed..

The primary permitted uses and densities in the Multi-Family, Medium Density Residential (MFMDR) designation of the Riverbend South Secondary Plan defer to the permitted uses of the MFMDR designation in the 1989 Official Plan. The proposed cluster townhouse development is considered a permitted landuse and the proposed density of 40uph is in keeping with the density permissions of the plan. The proposed vacant land condominium is considered appropriate for the lands and achives the vision of the Riverbend South Secondary Plan by providing a variety of housing designs and alternatives in the neighbourhood.

Urban Design Guidelines

Residential design guidelines were prepared as part of the Riverbend Subdivision application review. Site planning and design considerations for the desired built form along residential streetscapes include the following objectives and guidelines:

1.1 Residential Streetscapes

Design Objectives

- a) To support an "eyes on the street" approach, such that the collective design shall*

provide an aesthetically pleasing and safe pedestrian environment;

b) To have individual and collective design of housing that encourage a connection between the dwelling unit and the street by using front porches and bay windows;

1.2 Building Placement and Orientation shall:

e) Buildings should be oriented such that the fronts of the buildings shall face the major street by the use of front doors and abundant vision glass to animate the street and provide a sense of security through public surveillance.

2.1 Building Massing shall:

a) Encourage built form to be located along public street edges to produce active frontages;

c) Have a natural recognizable front entrance contributing to “way-finding”;

2.2 Façade Design shall:

e) Give additional consideration to corner lot situations such that the front and exposed flank support the eye-on-the street approach mentioned above.

The site plan and building elevations have been revised to incorporate a similar level of architectural detail on the front and rear elevations flanking public streets and walkways. Along the Upperpoint Gate street frontage the proponents have also incorporated porches and pedestrian connections to the street for each individual dwelling unit to promote an active frontage. While some changes have been made, site planning staff are continuing to work with the applicant on improving the site design and building orientation to meet the urban design objectives and guidelines, as noted above.

Vacant Land Condominium Application

The same considerations and requirements for the evaluation of Draft Plans of Subdivision also apply to Draft Plans of Vacant Land Condominiums, such as:

- This proposal is consistent with the objectives and policies of The London Plan, 1989 Official Plan, and Southwest Area Secondary Plan.
- Sewer and water services will be provided in accordance with the subdivision servicing drawings accepted by the City, and the approved Site Plan and Development Agreement in order to service this site.
- The proposed development is in close proximity to employment areas, community facilities, neighbourhood parks, and open space.
- A traffic noise impact assessment has been completed and mitigation measures will be incorporated through site design and warning clauses in the Development Agreement, and in the Condominium Declaration and Description.
- The Draft Plan of Vacant Land Condominium illustrates how these lands are to develop for cluster townhouses. Building elevation plans have been reviewed as part of the site plan submission. The size and style of dwellings are anticipated to meet the community demand for housing type, tenure and affordability.

The City may require applicants to satisfy reasonable conditions prior to Final Approval and registration of the plan of condominium, as authorized under the provisions of subsection 51(25) of the *Planning Act*. In order to ensure that this Vacant Land Condominium development functions properly, the following issues at a minimum will be addressed through conditions of draft approval:

- That site plan approval has been given and a Development Agreement has been entered into;
- Completion of site works in the common element and the posting of security in addition to that held under the Development Agreement (if applicable), in the event these works are not completed prior to registration of the plan of condominium;
- Installation of fire route signs prior to registration;
- Confirmation of addressing information;
- Payment of outstanding taxes or local improvement charges, if any;
- Provision of servicing easements for utility providers (such as London Hydro, Union

Gas, Bell, etc.);

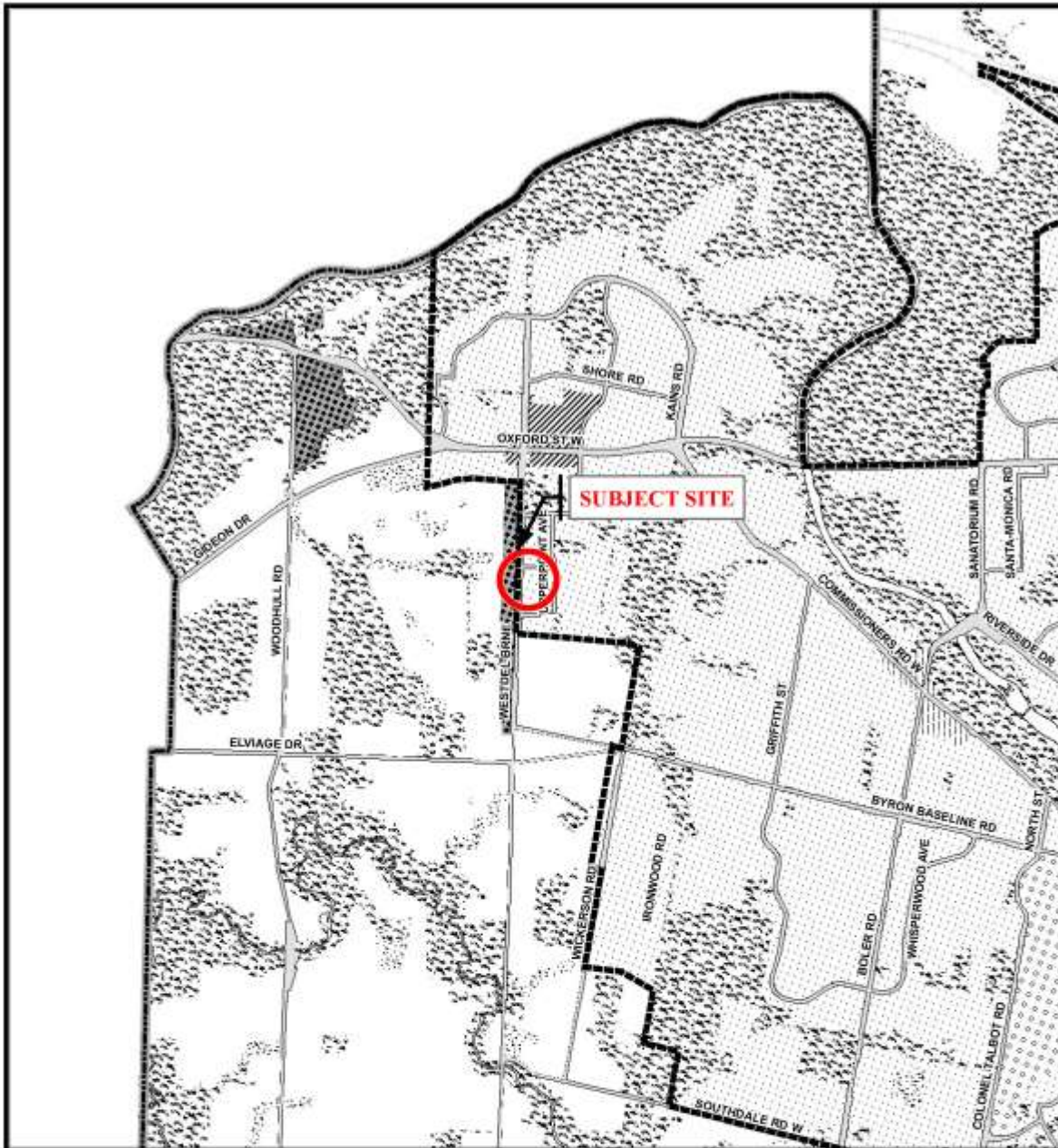
- A warning clause provision in the Condominium Declaration if the water service for the site is determined to be a regulated drinking water system by the MOECC, the Owner or Condominium Corporation may be required to meet the regulations under the Safe Drinking Water Act and the associated regulation O.Reg. 170/03.
- The development of the site under Draft Plan of Vacant Land Condominium shall comply with all final approved site plan conditions and approved engineering drawings. Any conditions identified in the Development Agreement registered on title and any Private Permanent System(s) (PPS) that includes storm/drainage, Low Impact Development (LID) and SWM servicing works must be maintained and operated by the Owner in accordance with current applicable law.
- Arrangements be made dealing with rights of access to and use of joint facilities, and responsibility for and distribution of costs for maintenance of joint facilities.
- Ensuring that the Condominium Declaration to be registered on title adequately addresses the distribution of responsibilities between the unit owners and the condominium corporation for the maintenance of services, the internal driveway, amenity areas, and any other facilities and structures in the common elements.

Z.-1 Zoning By-law

The existing zoning is a Holding Residential R4/R5/R6/R8 Special Provision (h*h-54*h-209*R4-6(11) R5-7(9)/R6-5(61)/R8-3(5)). Zone which permits a range of dwelling types, including detached and attached forms of housing such as cluster single detached dwellings, townhouses and stacked townhouses. As noted earlier, an application to remove the holding provisions will be brought forward under a separate report. The proposed vacant land condominium and proposed site plan are consistent with the Zoning By-law.

The holding provisions that currently form part of the zone are for the orderly development of the lands through an approved Development Agreement, no land use conflicts between arterial roads and the proposed residential uses, and encourage building orientation towards public streets and public spaces, a site plan shall be approved which ensures that future development of the lands complies with the urban design policies identified in the Riverbend South Secondary Plan. A report addressing each of these items will be brought forward under application H-9233. The proposed vacant land condominium and proposed site plan are consistent with the Zoning By-law.

Appendix C – Additional Maps



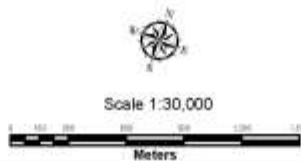
Legend

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| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

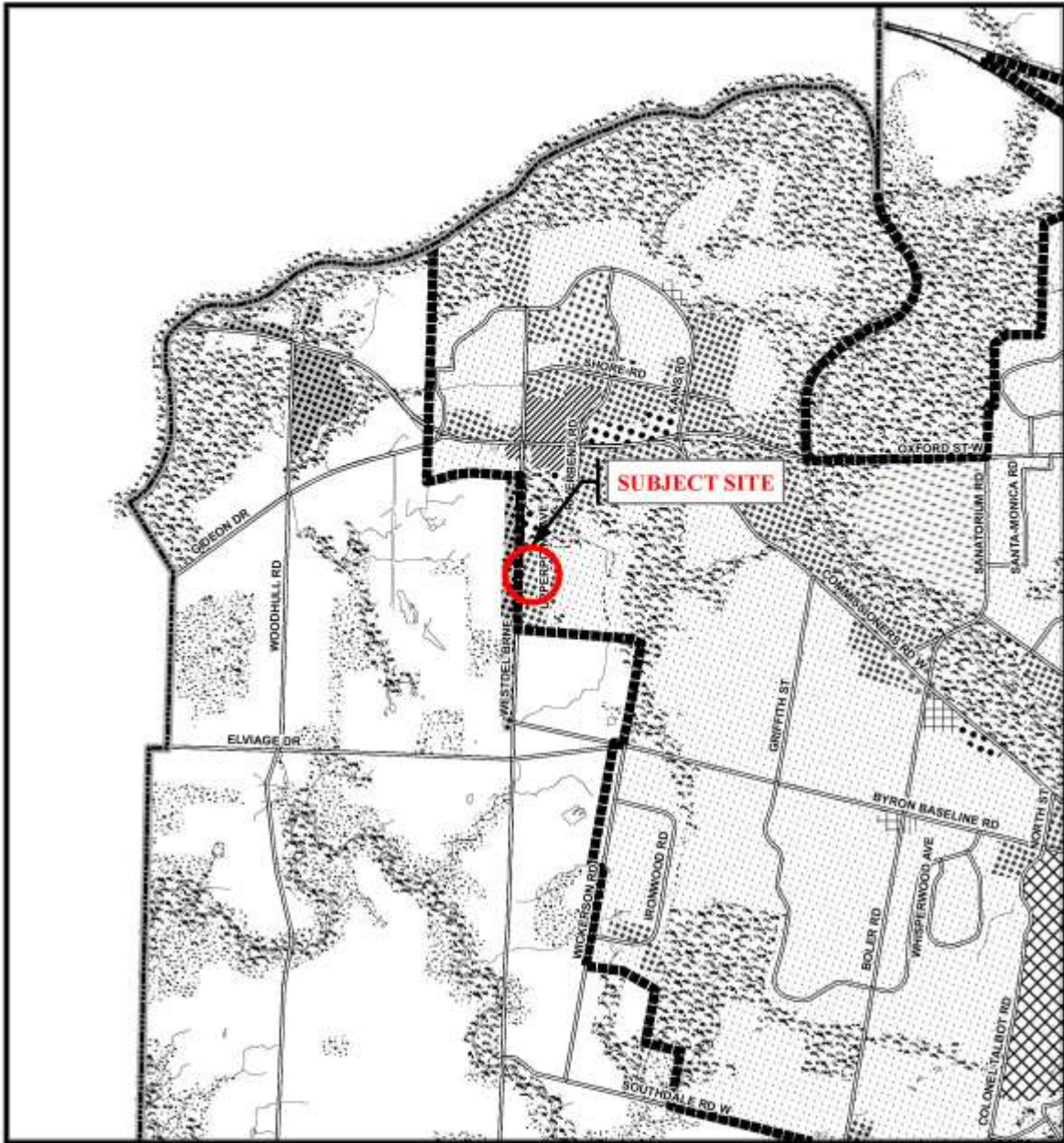
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON
Planning Services /
Development Services
LONDON PLAN MAP 1
- PLACE TYPES -
PREPARED BY: Planning Services



File Number: 39CD-20508
Planner: SM
Technician: RC
Date: July 22, 2020

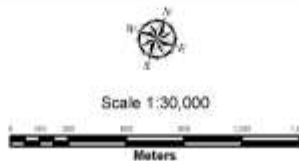


Legend

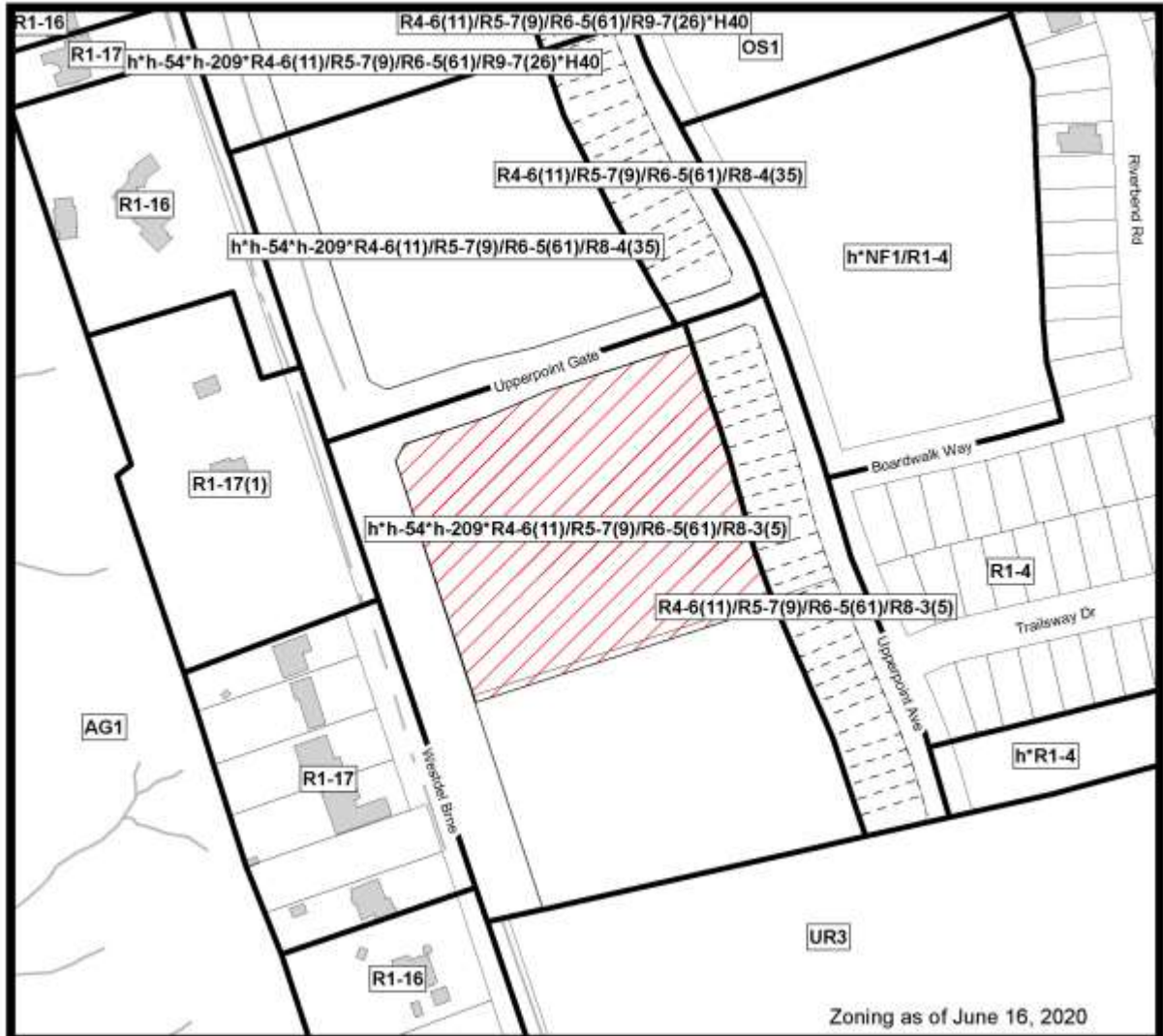
- | | |
|--|-----------------------------------|
| Downtown | Office Business Park |
| Enclosed Regional Commercial Node | General Industrial |
| New Format Regional Commercial Node | Light Industrial |
| Community Commercial Node | Regional Facility |
| Neighbourhood Commercial Node | Community Facility |
| Main Street Commercial Corridor | Open Space |
| Auto-Oriented Commercial Corridor | Urban Reserve - Community Growth |
| Multi-Family, High Density Residential | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential | Rural Settlement |
| Low Density Residential | Environmental Review |
| Office Area | Agriculture |
| Office/Residential | Urban Growth Boundary |

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services



FILE NUMBER: 39CD-20508
PLANNER: SM
TECHNICIAN: RC
DATE: 2020/07/22



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

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

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | |
| R10 - HIGH DENSITY APARTMENTS | OB - OFFICE BUSINESS PARK |
| R11 - LODGING HOUSE | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "N" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



FILE NO:
39CD-20508 SM

MAP PREPARED:
2020/07/22 RC

1:2,710
0 12.525 50 75 100 Meters