

## 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  
3575 Southbridge Avenue  
Removal of Holding Provision

**Meeting on:** October 19, 2020

## Recommendation

That, on the recommendation of the Director, Development Services, based on the application by Sifton Properties Limited, relating to lands located at 3575 Southbridge Avenue, legally described as Block 125 Plan 33M-785, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting to be held on October 27, 2020 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 Special Provision/Residential R6 Special Provision (h•h-100•h-198•R5-4(22)/R6-5(50)) Zone **TO** a Residential R5 Special Provision/Residential R6 Special Provision (R5-4(22)/R6-5(50)) Zone to remove the h, h-100 and h-198 holding provisions.

## Executive Summary

### Purpose and the Effect of Recommended Action

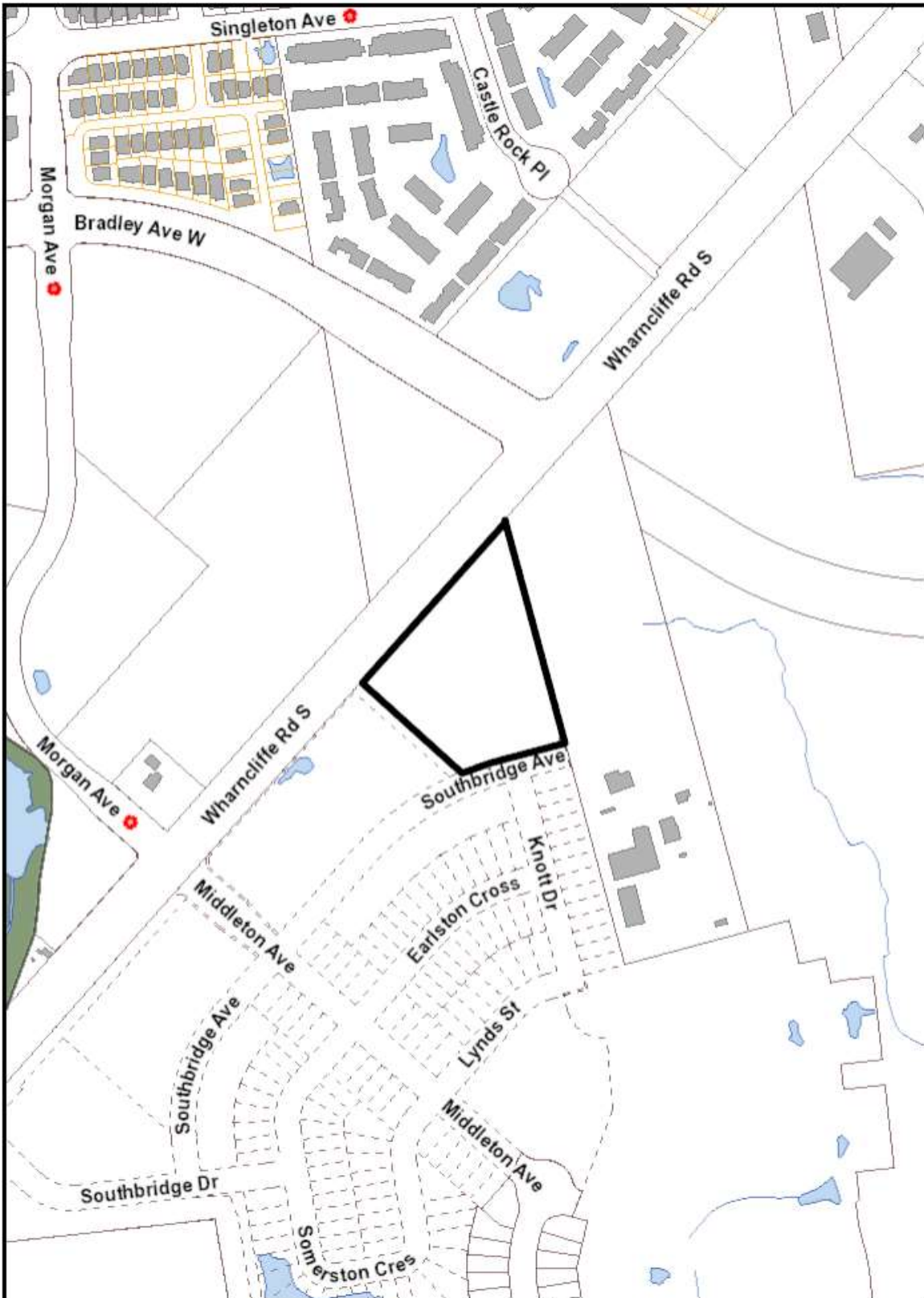
The purpose and effect of this zoning change is to remove the holding (h, h-100 and h-198) symbols to allow development of 58 townhouse dwelling units permitted under the Residential R5 Special Provision/Residential R6 Special Provision (R5-4(22)/R6-5(50)) Zone.

### Rationale of Recommended Action

1. The conditions for removing the holding (h, h-100 & h-198) provisions have been met and the recommended amendment will allow development of a proposed 58 unit townhouse development in compliance with the Zoning By-law.
2. A Subdivision Agreement has been entered into and securities have been posted as required by City Policy and the Subdivision Agreement.
3. 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.
4. A building orientation plan has been reviewed and accepted as part of the approved Site Plan and Development Agreement. The site plan demonstrates street-oriented development consistent with Southwest Area Secondary Plan.

# Analysis

## 1.0 Location Map



### Location Map

Subject Property: 3575 Southbridge Avenue  
Applicant: SIFTON PROPERTIES LIMITED  
File Number: H-9237  
Created By: Larry Mottram  
Date: 7/6/2020  
Scale: 1:4000

### Legend

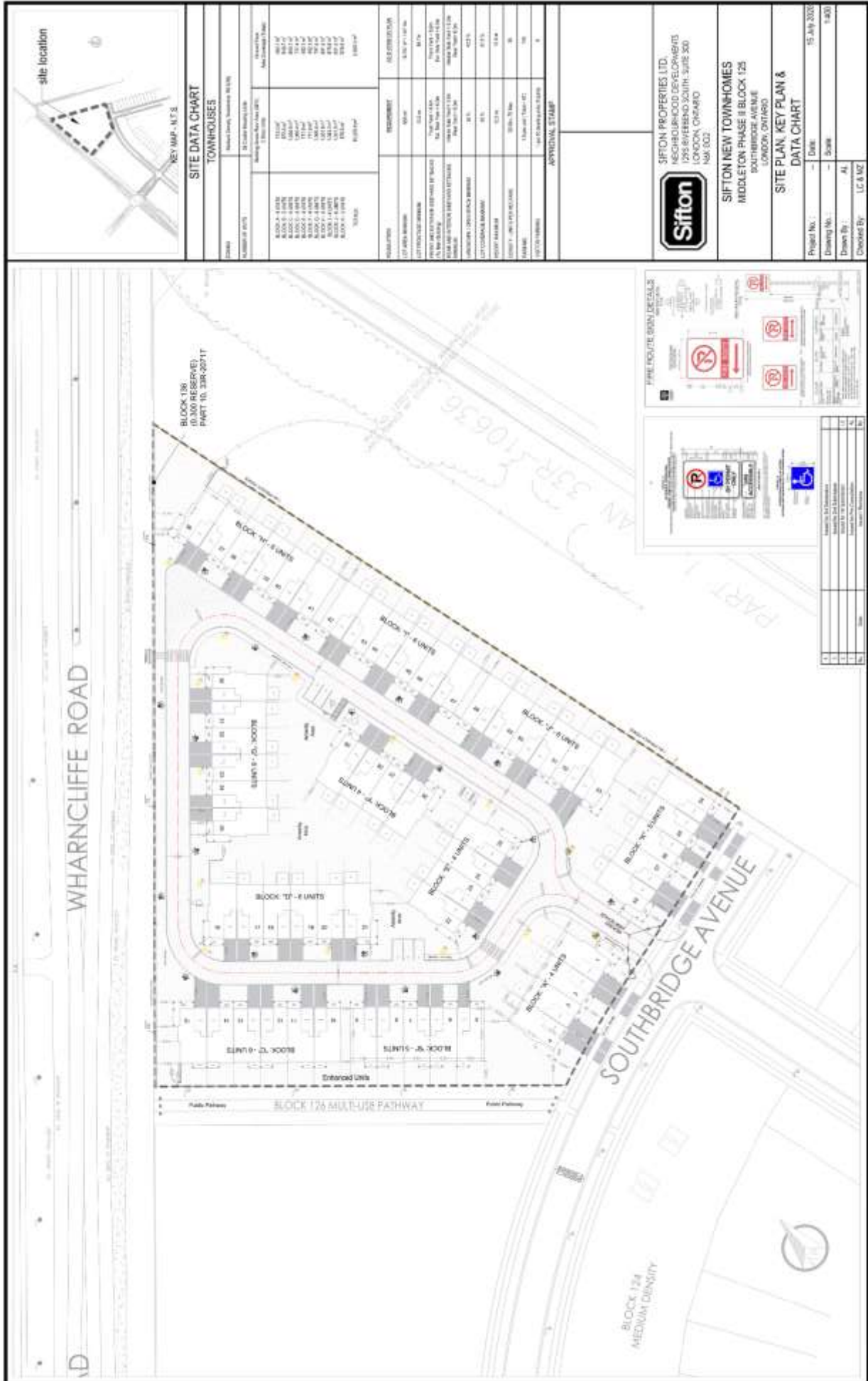
-  Subject Property
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



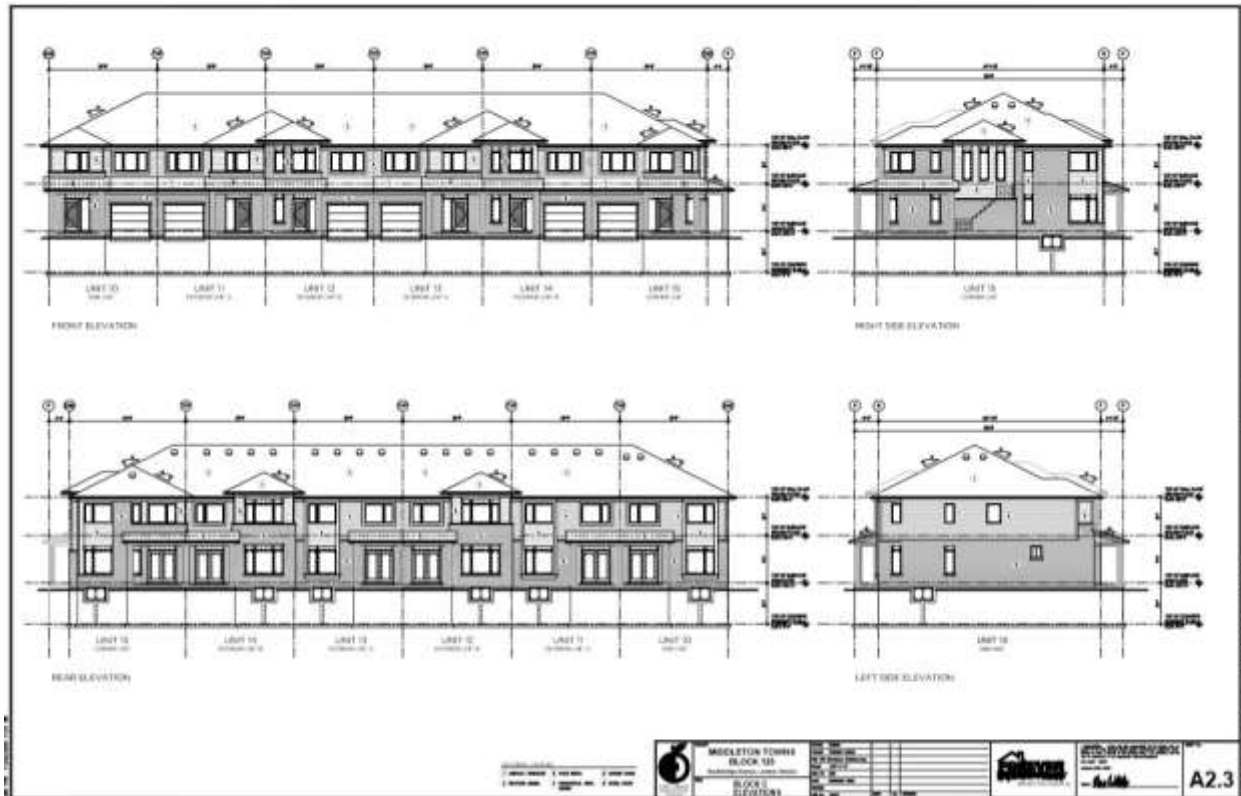
## 2.0 Description of Proposal

This proposal is to remove the holding provisions to allow a residential development of cluster townhouses on a vacant block within a registered plan of subdivision.

### 2.1 Site Plan



## 2.2 Building Elevations – Units 10 - 15



## 3.0 Relevant Background

### 3.1 Planning History

On June 2, 2020 the Approval Authority for the City of London granted Final Approval for the second phase of the Richardson Subdivision lands located at 132, 146 and 184 Exeter Road. Phase 2 consists of 123 single detached lots, two (2) street townhouse blocks, four (4) medium density blocks, one (1) park block, one (1) open space block, three (3) multi-use pathway blocks, one (1) servicing/multi-use pathway block, and several road widening and 0.3 metre reserves, all served by the extension of Middleton Avenue and five (5) new local roads/neighbourhood streets. The plan was subsequently registered on June 8, 2020 as Plan 33M-785. One of the medium density blocks (Block 125) is the subject of an application for Site Plan Approval by Sifton Properties Limited for a fifty-eight, 2-storey townhouse development (File No. SPA20-011).

## 4.0 Key Issues and Considerations

### 4.1 Have the conditions for removal of the holding (h) provision 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.*

The Subdivision Agreement between Sifton Properties Limited and the City of London for Phase 2 of the Richardson Subdivision was entered into on March 26, 2020 and registered as Instrument No. ER1307410 on June 18, 2020. Sifton Properties Limited have also

**File: H-9237**

**Planner: L. Mottram**

posted security as required by City Policy and the Subdivision Agreement. Therefore, the condition has been met for removal of the “h” provision.

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 is currently working on completing installation of the services in Phase 2, including watermains and water looping of the subdivision. Public road access to the subject site will be provided from Southbridge Avenue and Middleton Avenue to Wharncliffe Road South. A second public access is provided to the south through Phase 1 of the subdivision via Middleton Avenue to Exeter Road. Therefore, the condition has been met for removal of the “h-100” provision.

The purpose of the holding (“h-198”) provision in the Zoning By-law is as follows:

*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 Southwest Area Secondary Plan.*

An application for Site Plan Approval has been submitted by Sifton Properties Limited (SPA20-011). The proposed development consists of 58 attached townhouse dwellings arranged within several rows of units attached side-by-side. The block interface with Wharncliffe Road South features a window street, a 1.2 metre wrought iron fence with decorative stone pillars, two pedestrian gate access points, and a heavily landscaped planting strip. End dwelling units feature wrap-a-around covered porches to strengthen the relationship and orientation to the adjacent streets. The site plan and building elevations also incorporate a similar level of architectural detail on the front and rear elevations flanking public streets and walkways. A strong building orientation is achieved with street-facing units having front door entrances oriented to both Wharncliffe Road South and Southbridge Avenue. Units along Southbridge Avenue also have individual driveway accesses contributing to an active frontage and connection to the public street. 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 Wharncliffe Road South.

As part of the site plan review process, the plans and building elevations were reviewed for compliance with the Southwest Area Secondary Plan. 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-198” symbol can be lifted from the zoning.

**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 symbols from the zoning map.

<b>Prepared by:</b>	<b>Larry Mottram, MCIP, RPP Senior Planner, Development Planning</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P. Eng. Managing Director, Development and Compliance Services and Chief Building Official</b>
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  
Ted Koza, Manager, Development Services

October 9, 2020  
GK/PY/LM/lm

**Appendix A**

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

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 3575 Southbridge Avenue; legally described as Block 125 Plan 33M-785.

WHEREAS Sifton Properties Limited has applied to remove the holding provisions from the zoning on lands located at 3575 Southbridge Avenue, legally described as Block 125 Plan 33M-785, 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 lands located at 3575 Southbridge Avenue, legally described as Block 125 Plan 33M-785, as shown on the attached map, to remove the h, h-100 and h-198 holding provisions so that the zoning of the lands as a Residential R5 Special Provision/ Residential R6 Special Provision (R5-4(22)/R6-5(50) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

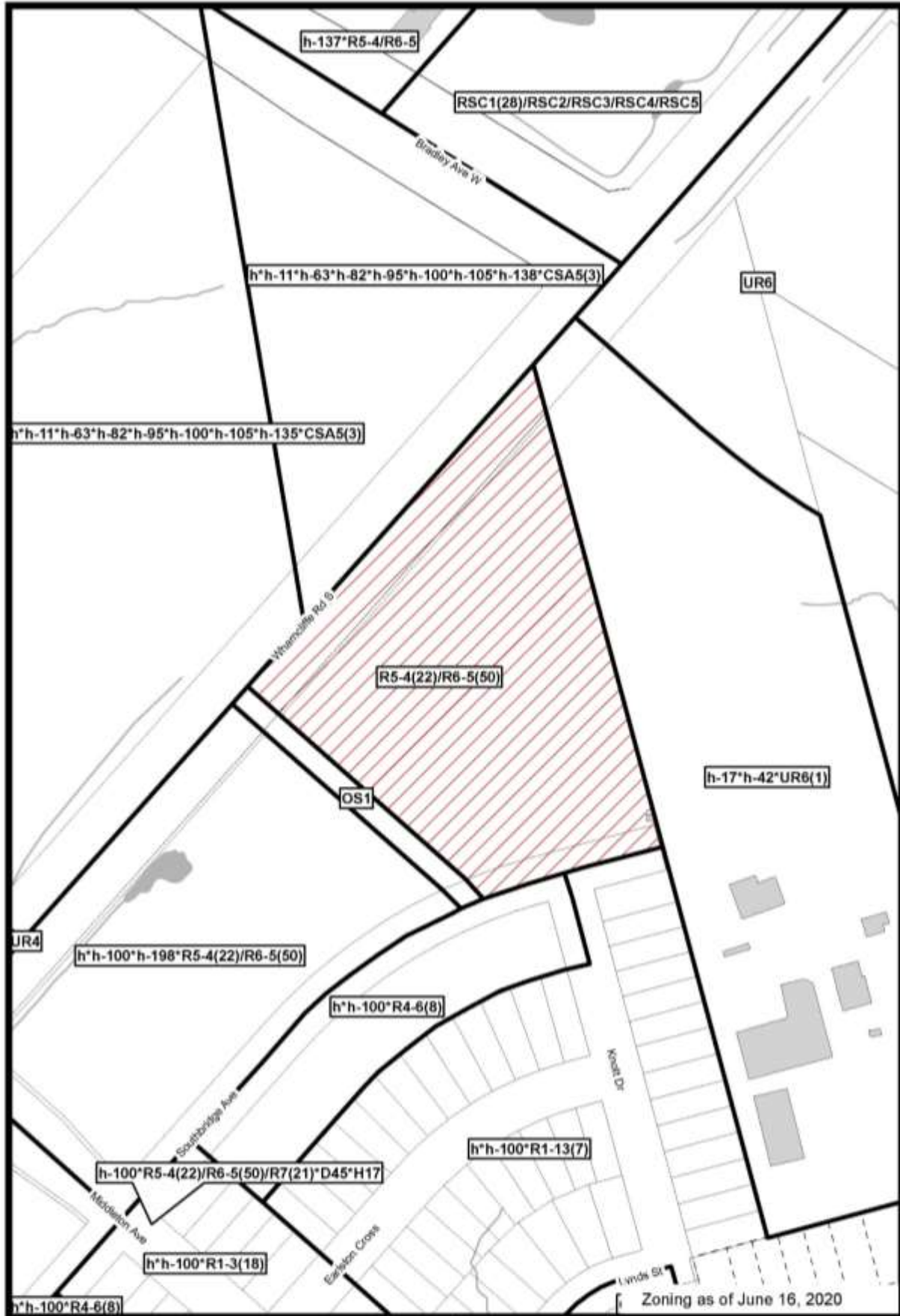
PASSED in Open Council on October 27, 2020.

Ed Holder  
Mayor


Catharine Saunders  
City Clerk

First Reading – October 27, 2020  
Second Reading – October 27, 2020  
Third Reading – October 27, 2020

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




File Number: H-9237  
Planner: LM  
Date Prepared: 2020/7/22  
Technician: RC  
By-Law No: Z.-1-

SUBJECT SITE 

1:2,000

0 10 20 40 60 80 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 July 16, 2020.

0 replies were received

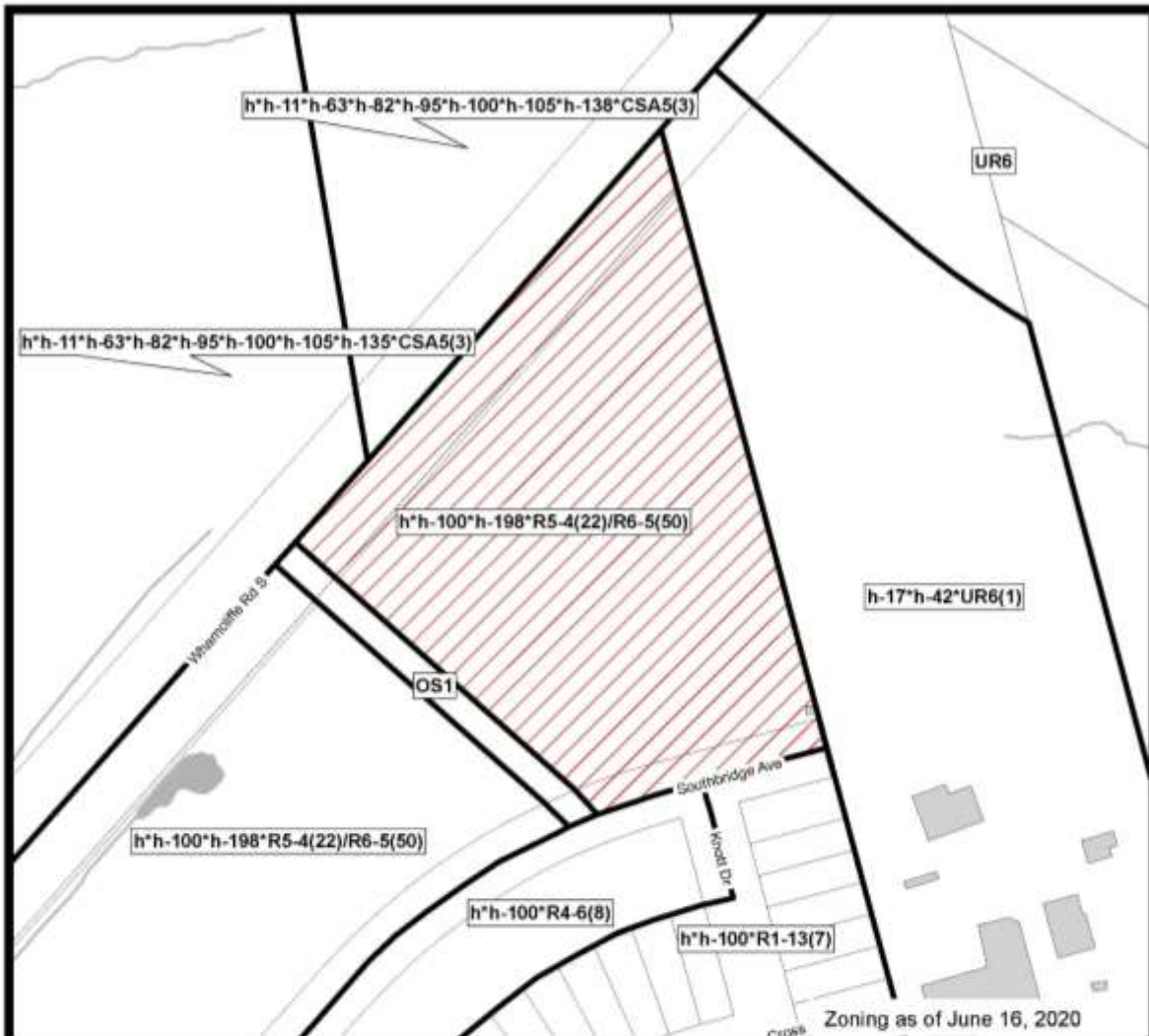
**Nature of Liaison: 3575 Southbridge Avenue, located east of Wharncliffe Road South, between Middleton Avenue and Bradley Avenue; identified as Block 125 Plan 33M-785** – City Council intends to consider removing the Holding (h, h-100 and h-198) Provision(s) from the zoning of the subject lands to allow development of 57 townhouse dwelling units permitted under the Residential R5 Special Provision/Residential R6 Special Provision (R5-4(22)/R6-5(50) Zone. The purpose of the “h” provision is to ensure the orderly development of lands and 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-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. The h-198 symbol is intended 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 Southwest Area Secondary Plan. Council will consider removing the holding provision as it applies to these lands no earlier than August 25, 2020.

### Agency/Departmental Comments:

None

**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"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LJ - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"H" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

**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-9237

LM

MAP PREPARED:

2020/07/22

RC

1:2,000

0 10 20 40 60 80  
 Meters