

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
3635 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 3635 Southbridge Avenue, legally described as Block 127 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

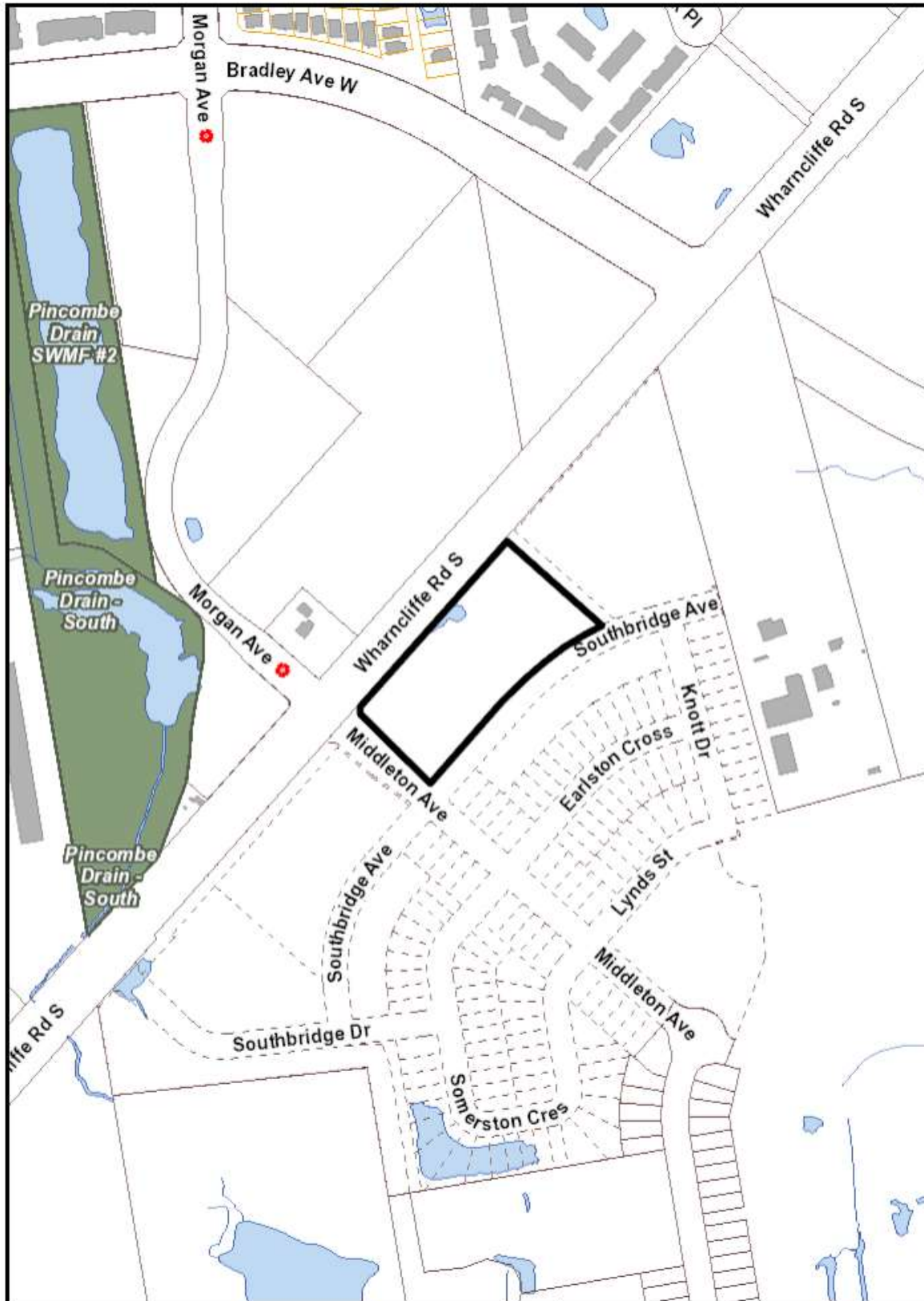
The purpose and effect of this zoning change is to remove the holding (h, h-100 and h-198) symbols to allow development of 57 townhouse dwelling units permitted under the Residential R5 Special Provision/Residential R6 Special Provision (R5-4(22)/R6-5(50)) Zone.






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 57 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		Legend	
Subject Property:	3635 Southbridge Avenue		Subject Property
Applicant:	SIFTON PROPERTIES LIMITED		Parks
File Number:	H-9236		Assessment Parcels
Created By:	Larry Mottram		Buildings
Date:	7/6/2020		Address Numbers
Scale:	1:4000		

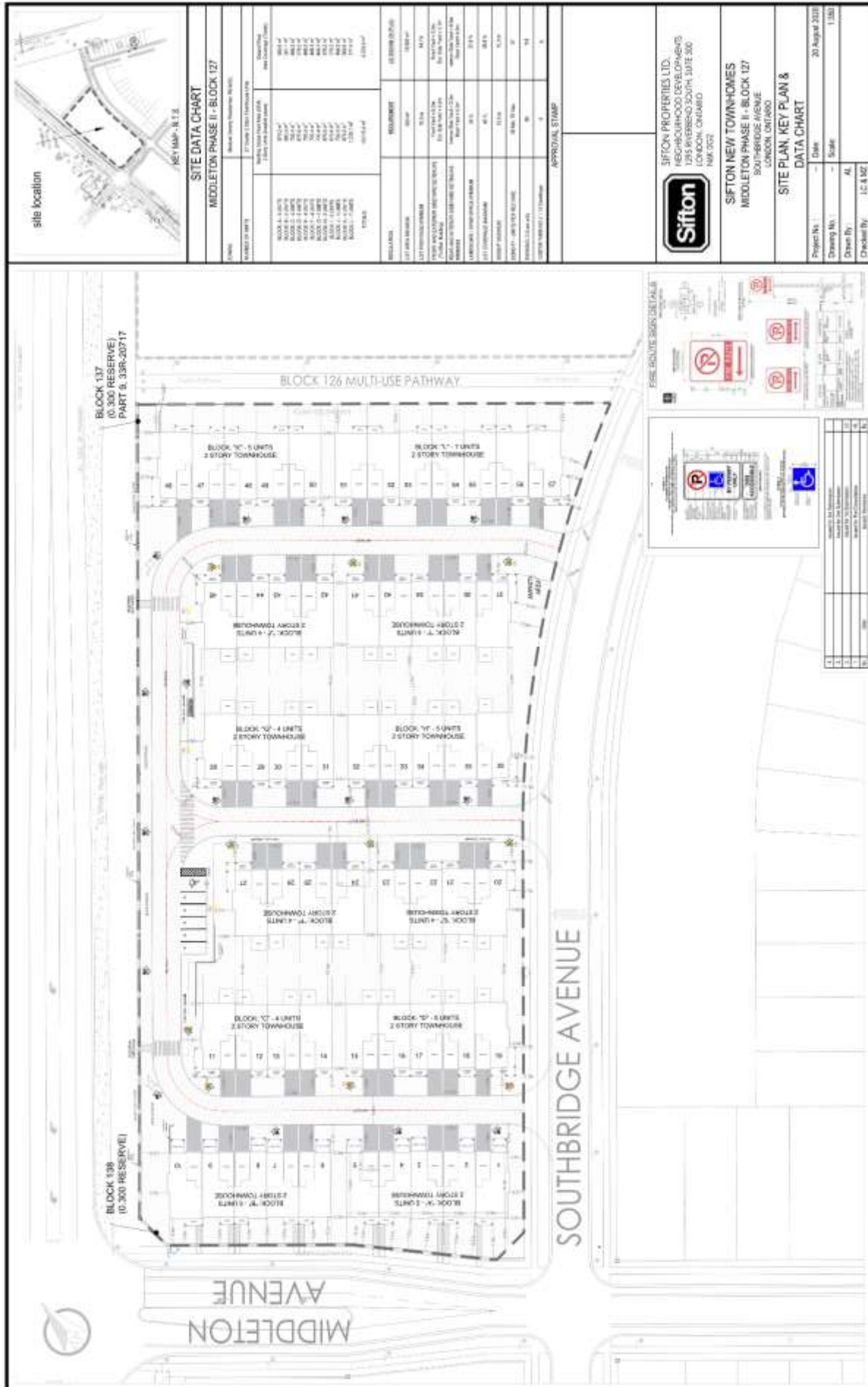
Corporation of the City of London

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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 1-5



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 127) is the subject of an application for Site Plan Approval by Sifton Properties Limited for a fifty-seven, 2-storey townhouse development (File No. SPA20-012).

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-9236

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 Wharnccliffe 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 (SPA20-012). The proposed development consists of 57 attached townhouse dwellings arranged in rows of units attached side-by-side. The site plan demonstrates front facades of dwelling units oriented to the abutting streets (Southbridge Avenue, Middleton Avenue, and Wharnccliffe Road South). The block interface with Wharnccliffe Road South features 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-round covered porches to strengthen the relationship and orientation to the adjacent streets. The Middleton Avenue street frontage will incorporate porches and pedestrian connections to the street for each individual dwelling unit to promote an active frontage. 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 Wharnccliffe 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.

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
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 3635 Southbridge Avenue; legally described as Block 127 Plan 33M-785.

WHEREAS Sifton Properties Limited has applied to remove the holding provisions from the zoning on lands located at 3635 Southbridge Avenue, legally described as Block 127 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 3635 Southbridge Avenue, legally described as Block 127 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.

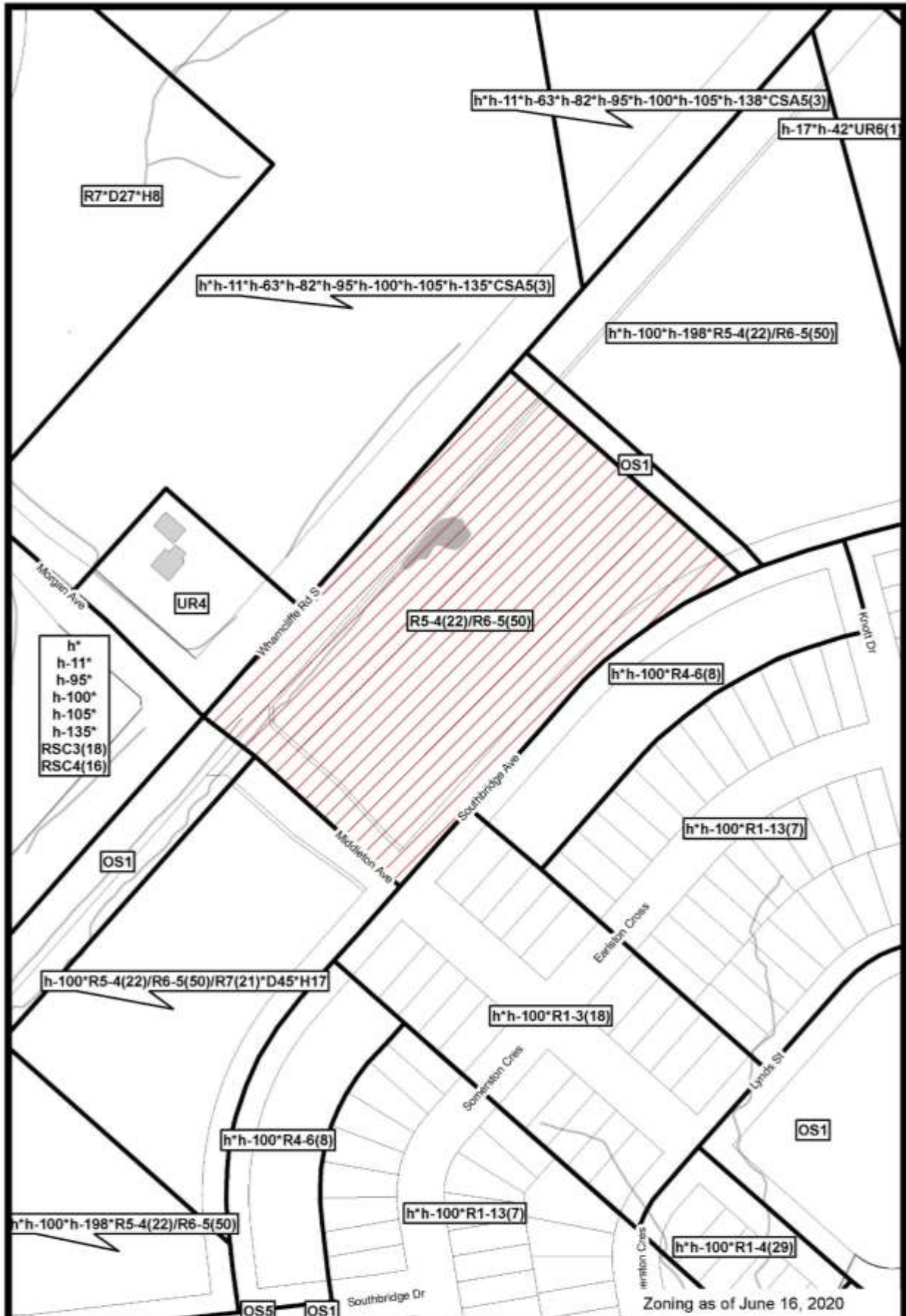
PASSED in Open Council on October 27, 2020.

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-9236
Planner: LM
Date Prepared: 2020/07/22
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: 3635 Southbridge Avenue, located east of Wharncliffe Road South, between Middleton Avenue and Bradley Avenue; identified as Block 127 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"> 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-9236 LM

MAP PREPARED:
2020/07/22 RC

1:2,000
0 10 20 40 60 80
Meters