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**H-8117**  
**Alanna Riley**

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P.ENG. DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: SIFTON PROPERTIES LIMITED 3200 SINGLETON AVENUE MEETING ON APRIL 9, 2013</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services, based on the application of Sifton Properties Limited relating to the property located at 3200 Singleton Avenue, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on April 16, 2013 to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan) to remove holding provisions "h", "h-54", "h-71", "h-100", and "h-105" from 3200 Singleton Avenue and retain holding provision "h-136" and the Residential Special Provision R5-6(6), R6-5(30), and R8-4(16) Zone.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose and effect of this zoning change is to remove the "h", "h-54", "h-71", "h-100", and "h-105" holding provisions, to permit future development of residential uses.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**Bostwick East Area Plan (O-6872)** – Reports considered by Planning Committee on April 25, 2005, May 9, 2005, May 30, 2005, September 12, 2005, and December 12, 2005.

**September 14, 2009** – Report to Planning Committee on application from Sifton Properties Limited for draft plan of subdivision approval and Zoning By-law amendment (39T-08508/Z-7621) relating to property located at 149/153/187 Southdale Rd. West.

**June 8, 2011** – Report to Building and Natural Environment Committee on application from Sifton Properties Limited for Zoning By-law amendment (Z-7850) to apply holding provisions on properties within the Bostwick East Area Plan, to ensure that there will be adequate sanitary and transportation infrastructure capacity to accommodate full build out of the subject lands.

<b>BACKGROUND</b>
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The subject property is located within the Bostwick East Area Plan. The Bostwick East Area Plan was adopted by City Council on December 19, 2005. This plan provides long-term guidance for the development and servicing of lands in the area.

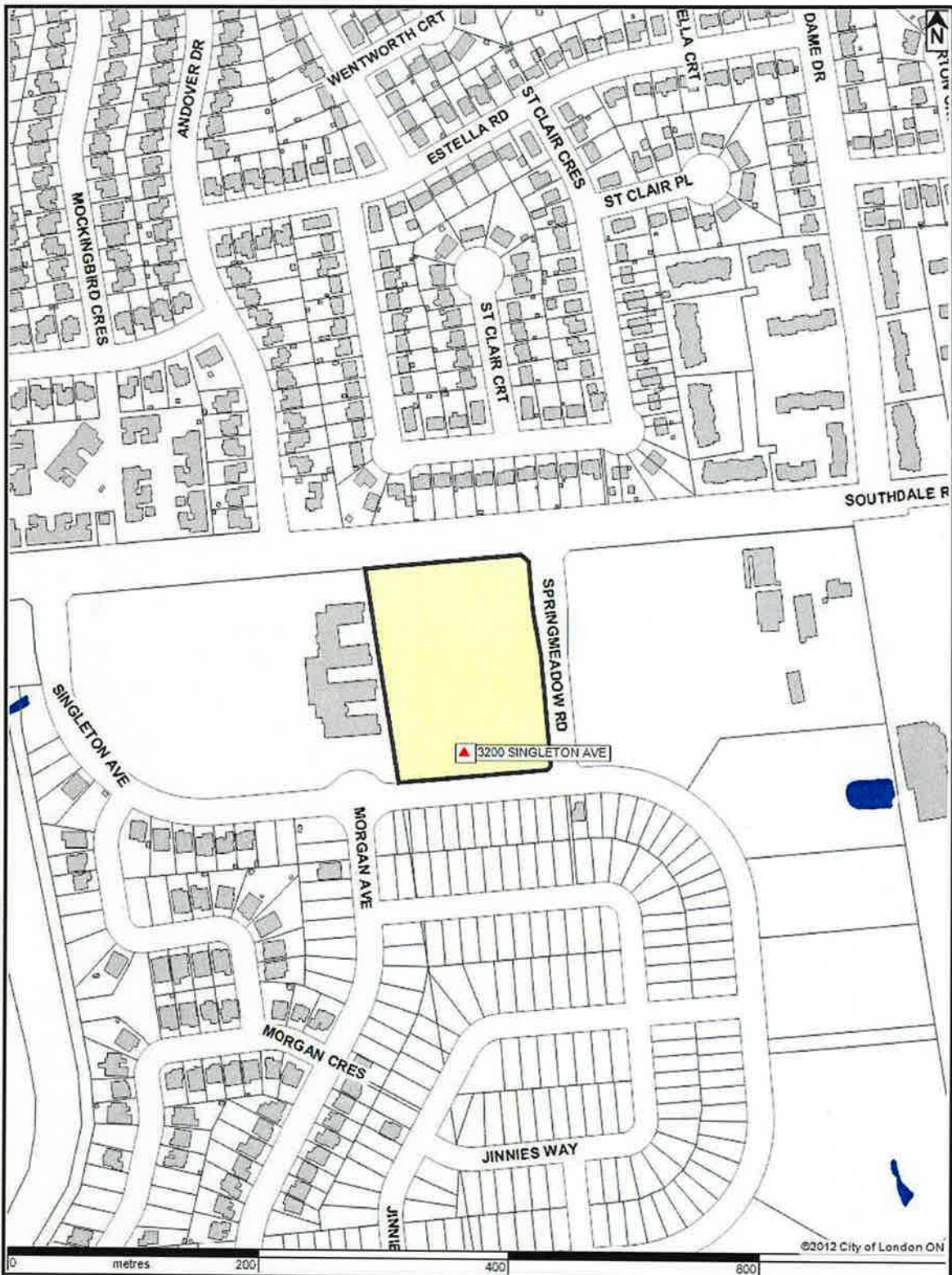
The subject property constitutes Block 58 of on Plan of Subdivision 33M-636 (39T-08508). Holding Residential Special Provisions "h", "h-54", "h-71", "h-100" and "h-105" were enacted through the Draft Plan of Subdivision. Holding Residential Special Provision "h-136" was enacted in June 2011 through Zoning By-law Amendment application Z-7850 to address servicing and transportation capacities.

On October 19, 2012, an application was received from Sifton Properties Limited to remove the "h", "h-54", "h-71", "h-100", "h-105", and "h-136" provisions from the subject site in order to permit future development of residential uses under Residential Special Provision R5-6(6), R6-5(30), and R8-4(16) Zone. A notice of application was circulated to the required municipal departments on October 30, 2012. A notice of application was published in *The Londoner* on

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November 8, 2012.



**LOCATION MAP**  
 Subject Site: 3200 Singleton Avenue  
 Applicant: Sifton Properties  
 File Number: H-8117  
 Planner: Terrance Grawey  
 Created By: Travis Macbeth  
 Date: 2012-10-30  
 Scale: 1:3700

**LEGEND**

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

Corporation of the City of London  
 Prepared By: Planning and Development

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<b>Date Application Accepted:</b> October 19, 2012		<b>Applicant:</b> Sifton Properties Limited	
<b>REQUESTED ACTION:</b> Removal of the "h", "h-54", "h-71", "h-100", "h-105", and "h-136" holding provisions on the property at 3200 Singleton Avenue.			
<b>PUBLIC LIAISON:</b>	Notice was published in <i>The Londoner</i> on November 8, 2012.		No replies.

<b>ANALYSIS</b>
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The purpose of applying holding provisions is to ensure that prior to development proceeding, certain requirements have been addressed to the satisfaction of Council. Certain of the holding provisions have been satisfied. The following lists the holding provisions, and whether they have been satisfied:

**h** – The "h" holding provision is to ensure the orderly development of lands and the adequate provision of municipal services through the execution of a development agreement.

**h-54** – The "h-54" holding provision is to ensure there are no land use conflicts between arterial roads and the proposed residential uses, the h-54 shall not be deleted until the owner agrees to implement all noise attenuation measures, recommended in noise assessment reports acceptable to the City of London.

**h-71** – The "h-71" holding provision is to encourage street orientation development, the Owner shall prepare a building orientation plan which demonstrates how the front façade of the dwelling units can be oriented to all abutting streets (except where a noise barrier has been approved), acceptable to the General Manager of Planning and Development. The recommended building orientation will be incorporated into the approved site plan and executed development agreement prior to the removal of the h-71 symbol.

**h-100** – The "h-100" holding provision is 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.

**h-105** – The "h-105" holding provision is to ensure that a comprehensive storm drainage and stormwater management report prepared by a consulting engineer is completed to address the stormwater management strategy for all lands within the subject plan and external lands where a private permanent on-site storm drainage facility is proposed for any block or blocks not serviced by a constructed regional stormwater management facility. The "h- 105" symbol shall not be deleted until the report has been accepted to the satisfaction of the General Manager of Planning and Development and City Engineer.

**h-136** – The "h-136" holding provision is to ensures that development in draft plan 39T-08508 does not exceed a maximum interim threshold of 263 residential units, the h-136 symbol shall not be deleted until the temporary Bostwick sanitary sewage pumping station and forcemain are decommissioned; and a Traffic Impact Study is prepared, which demonstrates that the transportation infrastructure in Bostwick East is adequate to accommodate forecast traffic volumes.

The recommended amendment to remove the holding provisions applies to lands which have adequately addressed the requirements through the site plan approval process. The development agreement incorporates outcomes from the Noise Impact Study and indicates a small wall will be constructed along a rear of one unit with buildings constructed in a manner to mitigate noise; street oriented development onto Southdale Road, Spring Meadow Road and Singleton Avenue with appropriate abatement measures; appropriate water and stormwater

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management measures with connection to municipal services; and outcomes from the Traffic Impact Study with no access onto Southdale Road.

Therefore, the conditions for the removal of holding provisions "h", "h-54", "h-71", "h-100", and "h-105" have been satisfied.



Holding provision "h-136" has not been satisfied, because the temporary Bostwick sanitary sewage pumping station and forcemain have not been decommissioned, nor has a Traffic Impact Study been prepared that demonstrate that the transportation infrastructure in Bostwick East is adequate to accommodate forecast traffic volumes.

**Will any holding provisions remain on the Property?**

The recommended amendment will remove the "h", "h-54", "h-71", "h-100", and "h-105" holding provisions. Holding provision "h-136" will remain in effect; therefore development will be able to proceed up to and including the maximum interim threshold set by "h-136" of 263 residential units.

<b>CONCLUSION</b>
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The landowner is requesting removal of the "h", "h-54", "h-71", "h-100", "h-105", and "h-136" holding provisions that apply to the zoning at 3200 Singleton Avenue. Provisions in the site plan and development agreement will address potential traffic impacts, and ensure that development is suitably integrated with the adjacent residential area. Removal of all the holding provisions except "h-136" is now being recommended so that development can proceed in accordance with the requirements of the Residential Special Provision R5-6(6), R6-5(30), and R8-4(16) Zone. Holding provision "h-136" is not recommended for removal

<b>PREPARED and RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
	
<b>ALANNA RILEY, MCIP, RPP SENIOR PLANNER</b>	<b>BRUCE HENRY MANAGER – DEVELOPMENT PLANNING</b>
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
	
<b>TERRY GRAWEY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

January 7, 2012  
AR/ar

Agenda Item #	Page #

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Bill No.  
2013

By-law No. Z.-1-\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to remove the holding provisions from the zoning on the land located at 3200 Singleton Avenue.

WHEREAS Sifton Properties Limited has applied to remove holding provisions from the zoning on the lands located at 3200 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 land;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

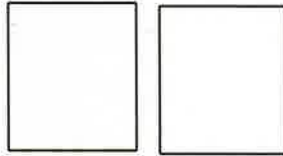
1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 3200 Singleton Avenue, as shown on the attached map, to remove the "h", "h-54", "h-71", "h-100", and "h-105", holding provisions so that the zoning of the land as a Holding Residential Special Provision (h-136.R5-6(6)/R6-5(30)/R8-4(16)) Zone, comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on April 16, 2013

Joe Fontana  
Mayor

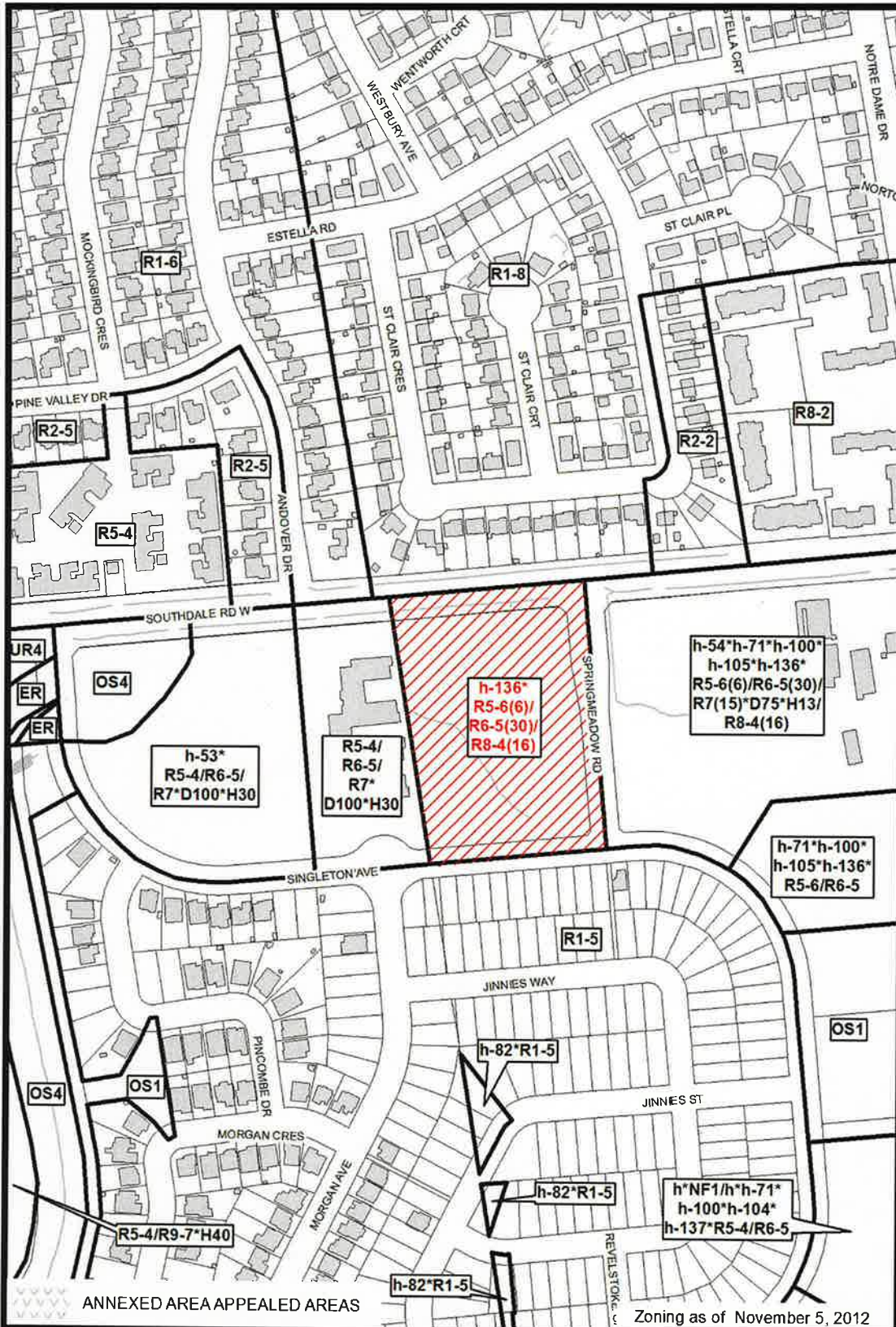
Catharine Saunders  
City Clerk

First Reading – April 16, 2013  
Second Reading – April 16, 2013  
Third Reading – April 16, 2013



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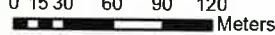
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



File Number: H-8117  
 Planner: SW  
 Date Prepared: November 5, 2012  
 Technician: DT  
 By-Law No: Z-1-

SUBJECT SITE 

1:3,500

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 Meters

