

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning and Environment Committee

**From:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Planning and Economic Development

**Subject:** Cridon Investments Inc.  
30 & 100 Villagewalk Boulevard  
File Number: SPA22-049 & SPA21-119 – Ward 7  
Public Participation Meeting

**Date:** October 23, 2023

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions **BE TAKEN** with respect to the application of Cridon Investments Inc. relating to the property located at 30 & 100 Villagewalk Boulevard:

- (a) The Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the applications for Site Plan Approval to permit three total apartment buildings; and
- (b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

## Executive Summary

### Summary of Request

The proposal is for an apartment building with 256 units at 30 Villagewalk Boulevard, and two apartment buildings at 100 Villagewalk Boulevard, one with 213 units, and one with 202 units. The development proposal is subject to a public site plan meeting in accordance with the Holding (h-5) Zone regulations set out in the Z.-1 Zoning By-law.

### Purpose and the Effect of Recommended Action

The recommended action is to report to the Approval Authority any issues or concerns raised at the public meeting with respect to the application for Site Plan Approval.

### Rationale of Recommended Action

1. The proposed Site Plan is consistent with the *PPS 2020*;
2. The proposed Site Plan conforms to *The London Plan*, including, but not limited to Main Street Place Type and the Urban Design Guidelines for Upper Richmond Village in Sunningdale North; and
3. The proposed Site Plan complies with the regulations of the Z.-1 Zoning By-law.
4. The proposed Site Plan meets the requirements of the Site Plan Control Area By-law.

## Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

- **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.
- **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.

# Analysis

## 1.0 Background Information

### 1.1 Previous Reports Related to this Matter

A.107/23 – Minor variance to permit increased setbacks (100 Villagewalk Blvd) – September 21, 2023

A.046/21 – Minor variance to permit increased lot coverage and setbacks (30 Villagewalk Blvd) – July 29, 2021

A.047/21 – Minor variance to permit increased lot coverage and setbacks (100 Villagewalk Blvd) – July 29, 2021

39T-04513 – Richmond North Subdivision – June 13, 2011

O-6678/O6681 – Sunningdale North Area Plan – March 21, 2005

### 1.2 Planning History

The subject sites are located within the Sunningdale North Area Plan which was adopted by Council in 2006. The draft plan of subdivision and amendment to the Zoning By-law were subsequently approved in 2008 (39T-04513/Z-6842), and the subject site was zoned Holding Residential R9 Special Provision (h-5\*h-53\*h-99\*h-100\*R9-7(12)) to permit the use of the lands for apartment buildings up to 12 storeys in height and up to 300 units per hectare in density.

The site plan application for 100 Villagewalk Boulevard (SPA21-119) was submitted on December 23, 2021, and the site plan application for 30 Villagewalk Boulevard (SPA22-049) was submitted on May 19, 2022.

### 1.3 Property Description and Location

The sites at 30 and 100 Villagewalk Boulevard are undeveloped parcels of land located in the Upper Richmond Village subdivision and Sunningdale planning district. 30 Villagewalk Boulevard, located on the north side of Villagewalk Boulevard, bounded by Torrey Pines Way to the west and Richmond Street on the east, is approximately 0.85ha in area. 100 Villagewalk Boulevard also located on the north side of Villagewalk Boulevard, is bounded by Torrey Pines Way to the east and Royal Oaks Bend to the west. Pebblecreek Park forms the northern boundary of both sites.

On the opposite side of Villagewalk Boulevard to the south, the lands at 135 Villagewalk Boulevard are largely undeveloped with some recently constructed commercial uses at the intersection of Sunningdale Road West and Richmond Street. Villagewalk Commons Park is located opposite 100 Villagewalk Boulevard on the south side of Royal Oaks Bend.

#### 30 Villagewalk Blvd. Site Statistics:

- Current Land Use: Vacant
- Frontage: 93.5 metres (feet)
- Depth: Irregular
- Area: 0.85 hectares (acres)
- Shape: Irregular
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: No

#### 100 Villagewalk Blvd. Site Statistics:

- Current Land Use: Vacant
- Frontage: 81.9 metres (feet)
- Depth: Irregular
- Area: 1.4 hectares (acres)
- Shape: Irregular
- Located within the Built Area Boundary: No

- Located within the Primary Transit Area: No

**Surrounding Land Uses:**

- North: Open Space
- East: Vacant
- South: Vacant – future commercial
- West: Open Space

**Existing Planning Information:**

- Existing London Plan Place Type: Main Street
- Existing Special Policies: N/A
- Existing Zoning: h-5\*h-53\*h-99\*h-100\*R9-7(12)

Additional site information and context is provided in Appendix “C”.



Figure 1- Aerial Photo of 30 & 100 Villagewalk Boulevard and surrounding lands



*Figure 2 - Streetview of 30 Villagewalk (view looking west from the intersection of Villagewalk Boulevard and Richmond Street)*



*Figure 3 - Streetview of 100 Villagewalk (view looking east from the intersection of Villagewalk Boulevard and Royal Oaks Bend)*

## **2.0 Discussion and Considerations**

### **2.1 Development Proposal**

As shown in Figures 4 and 5 below, the proposals are for a 9-storey apartment building with 256 units at 30 Villagewalk Boulevard, and two 9-storey apartment buildings at 100 Villagewalk Boulevard, one with 213 units, and one with 202 units.

The building at 30 Villagewalk Boulevard is oriented toward the corner, with the site access located off Torrey Pines Way and the majority of parking located underground. A landscaped amenity space is provided along the property's northern boundary.

The buildings at 100 Villagewalk Boulevard are oriented to the corners of Royal Oaks Bend and Torrey Pines Way and Villagewalk Boulevard, with the shared access located off Villagewalk Boulevard. Likewise, some surface parking is provided with the majority located underground, and amenity space along the northern property boundary.

The proposed developments include the following features:

### 30 Villagewalk Boulevard:

- Land use: Residential
- Form: Apartment building
- Height: 9 storeys (36m)
- Residential units: 256
- Density: 298 units / hectare
- Building coverage: 35.5%
- Parking spaces: 315 underground / 14 surface
- Bicycle parking spaces: 229 inside / 45 outside
- Landscape open space: 46%
- Functional amenity space: 280m<sup>2</sup>

### 100 Villagewalk Boulevard:

- Land use: Residential
- Form: Apartment Buildings
- Height (Building 1): 9 storeys (36.5m)
- Height (Building 2): 9 storeys (36.1m)
- Residential units (Building 1): 213
- Residential units (Building 2): 202
- Total Density: 299 units / hectare
- Total Building coverage: 39.7%
- Parking spaces: 440 underground / 28 surface
- Bicycle parking spaces: 374 inside / 63 outside
- Landscape open space: 37%
- Functional amenity space: 713.1m<sup>2</sup>

Additional information on the development proposal is provided in Appendix "C".

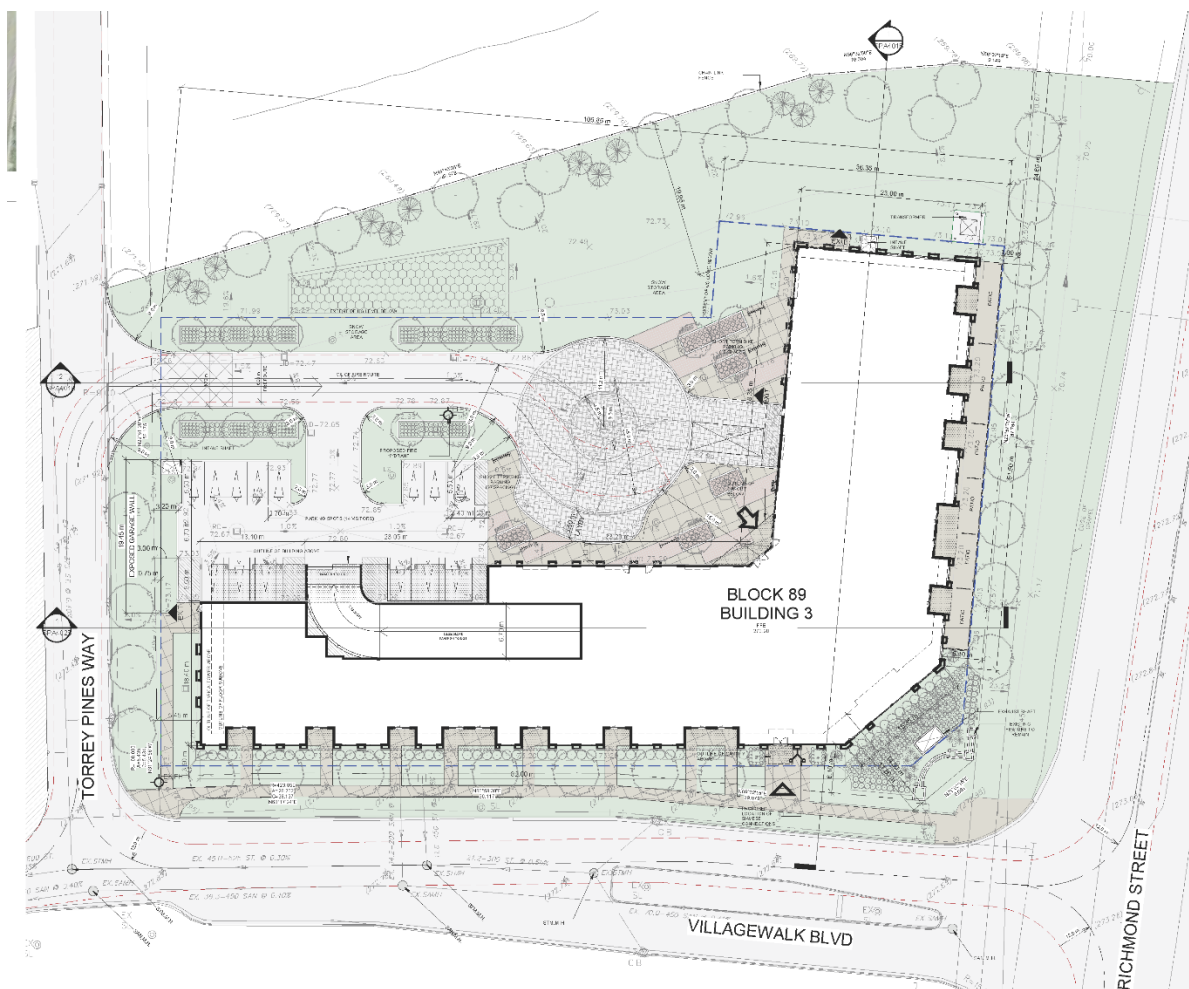


Figure 4 - Conceptual Site Plan (30 Villagewalk Boulevard (September 2023))

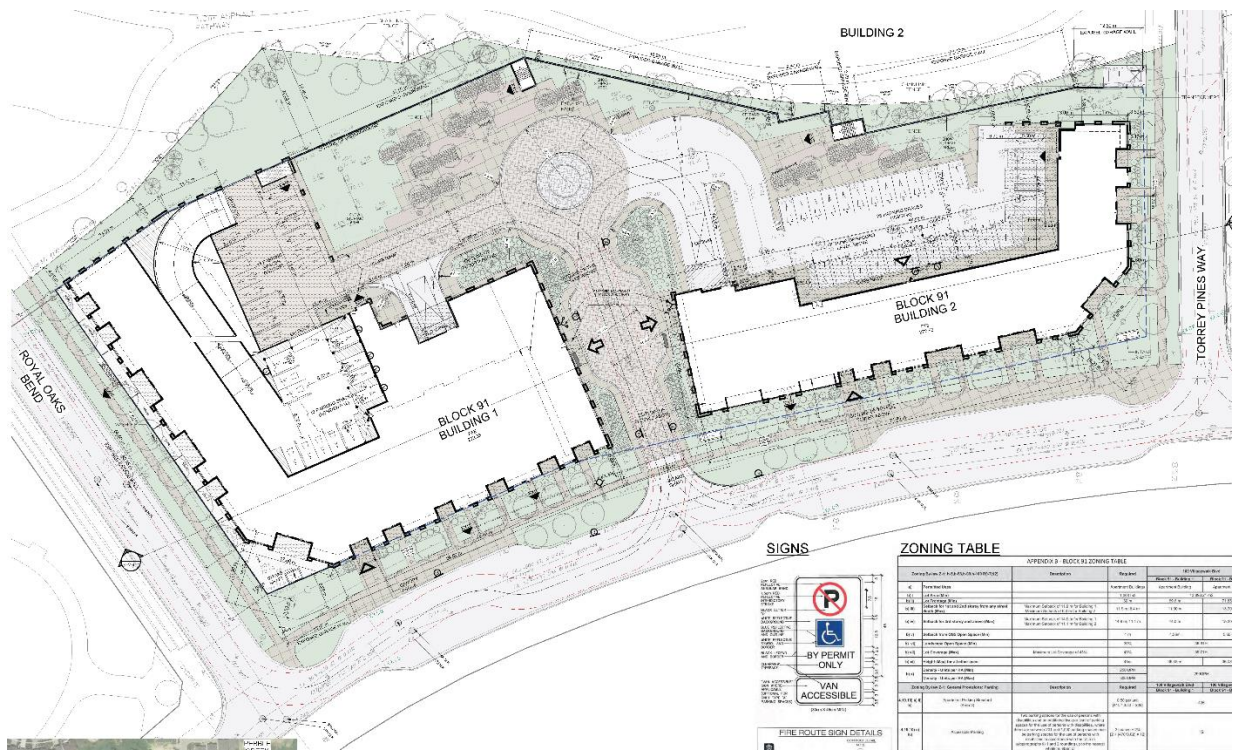


Figure 5 - Conceptual Site Plan (100 Villagewalk Boulevard) (September 2023)

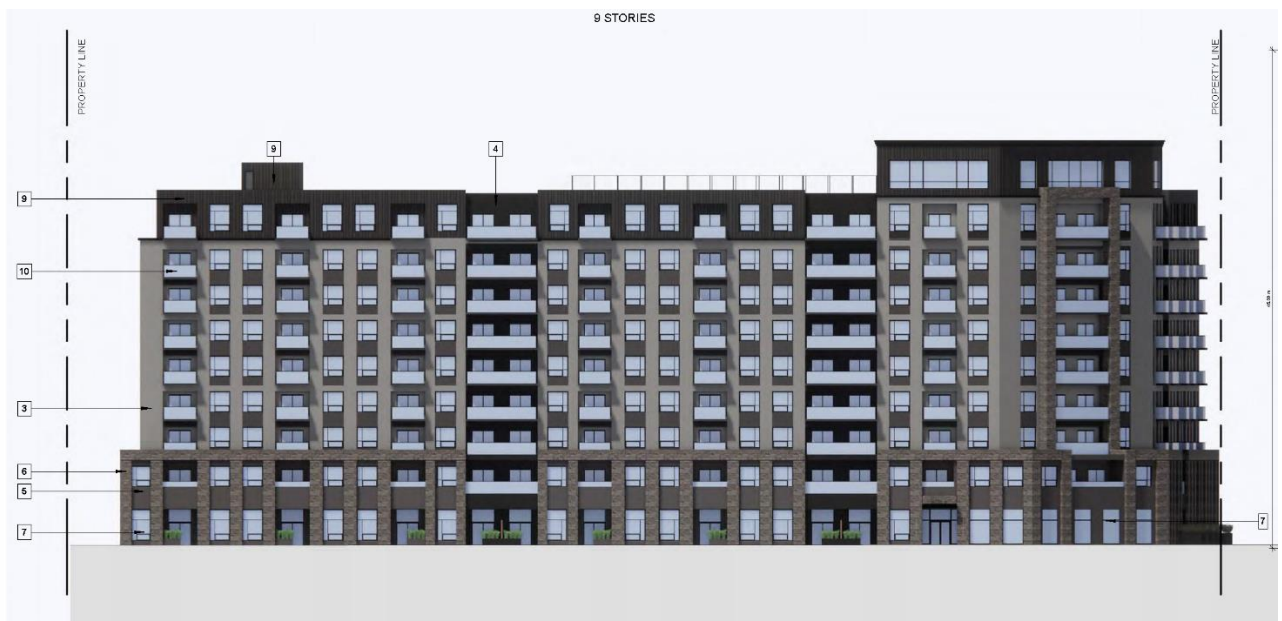


Figure 6 – South Elevation (30 Villagewalk Boulevard) (September 2023)



Figure 7 – South Elevations (100 Villagewalk Boulevard) (September 2023)

Additional plans and drawings of the development proposal are provided in Appendix “A”.

## 2.2 Public Engagement

On January 12, 2022, Notice of Application for 100 Villagewalk Boulevard was sent to 75 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on January 13, 2022.

On June 8, 2022, Revised Notice of Application for both 30 and 100 Villagewalk Boulevard was sent to 76 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on June 9, 2022.

There were twelve (12) responses received during the public consultation period. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Concerns expressed by the public relate to:

- Building height
- Density
- Traffic and pedestrian safety
- Environmental impacts

Detailed public comments are included in Appendix “B” of this report.

## 2.5 Policy Context

### ***The Planning Act and the Provincial Policy Statement, 2020***

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*. It is staff’s opinion that the application is consistent with the *PPS, 2020* as it results in development within an existing settlement area which makes efficient use of land and resources (1.1.3.1., 1.1.3.2(a)).

### ***The London Plan, 2016***

The subject sites are located within the Main Street Place Type and the High Density Residential Overlay, and are subject to site specific Policy 900B\_, which permits the use of the land for residential purposes up to a maximum of 12 storeys in building height and 300 unit per hectare in density. The plan has been reviewed in its entirety and it is staff’s opinion that the proposed Site Plan application conforms to the Official Plan policies.

### ***Sunningdale North Area Plan***

The Sunningdale North Area Plan applies to the area between Wonderland Road North to the west, Sunningdale Road West to the south, Richmond Street to the east and the municipal boundary to the north.

The Area Plan also includes Urban Design Guidelines that are intended to guide design and future development of the Upper Richmond Village. The subject sites are located within the “Multi-Family, High Density Residential” designation in the Area Plan which is intended to be a focal feature at the entrance to the community and provide for a higher density of residents in proximity to the Village Commons. The Plan also directs the buildings to be street-oriented to create a strong and attractive street edge.

The plan has been reviewed in its entirety and it is staff’s opinion that the proposed Site Plan application conforms to the Area Plan policies.

## **Z.-1 Zoning By-law**

The site is within a Holding Residential R9 Special Provision (h-5\*h-53\*h-99\*h-100\*R9-7(12)) Zone. Minor variance applications (A.046/21 & A.047/21) were approved for both sites to permit increased lot coverage and setbacks. An additional minor variance application (A.107/23) was approved for increased setbacks to accommodate for the irregular lot lines as the site design was further refined at 100 Villagewalk Boulevard. The by-law has been reviewed in its entirety and it is staff's opinion that the proposed Site Plan application complies with the regulations of the Z.-1 Zoning By-law. A separate application will be required to remove the holding provisions, which can be done administratively by City staff.

## **3.0 Financial Impact/Considerations**

There are no financial impacts or considerations.

## **4.0 Key Issues and Considerations**

### **4.1 Building Height and Density**

The Holding Residential R9 Special Provision (h-5\*h-53\*h-99\*h-100\*R9-7(12)) Zone was applied in 2008 by by-law Z.-1-081786 which established special provisions for the subject sites including the maximum building height of 45.0 metres, a minimum density of 250 units per hectare and a maximum density of 300 units per hectare.

The lands were designated Multi-Family, High Density Residential in the 1989 Official Plan and Sunningdale North Area Plan, which was carried forward on Map 2 – High Density Residential Overlay (From 1989 Official Plan) of The London Plan. The building height and density is also recognized in Policy 900B\_ which states:

*Within the Main Street Place Type and High Density Residential Overlay (from 1989 Official Plan) applied to the lands at 30 Villagewalk Boulevard and 100 Villagewalk Boulevard, a maximum building height of 12 storeys and maximum density of up to 300 units per hectare is permitted.*

The three buildings proposed across both sites have been reduced in height by 3 storeys (approximately 8 metres) since the first submission. Each building is now proposed at 9 storeys (36 – 36.5 metres), well below the maximum of 12 storeys and 45 metres permitted in the zone.

Both sites are also within the maximum density as identified in The London Plan and the Zoning By-law. 30 Villagewalk Boulevard with a proposed density of 298 units per hectare, and 100 Villagewalk Boulevard with a proposed density of 299 units per hectare.

### **4.2 Traffic**

A traffic study was conducted during the initial design and approval of the subdivision which supported the minimum and maximum density of the sites when the zoning was applied concurrently. As both subject sites are within the allowable density no additional traffic studies were required to support the proposals.

It is noted that the lands are within the Main Street Place Type and are therefore exempted from minimum parking requirements per Figure 4.19 of the Zoning By-law.

### **4.3 Natural Heritage**

Both 30 and 100 Villagewalk Boulevard are bounded to the north by Pebblecreek Park which is identified as a Natural Heritage Feature on Map 5 of The London Plan, and is regulated by the Upper Thames River Conservation Authority.

The erosion and settlement control plan for 100 Villagewalk Boulevard demonstrating how impacts to the abutting lands will be managed during construction has been



reviewed and accepted by the City’s ecologist and Parks Planning & Design department.

Drawings are still under review for 30 Villagewalk Boulevard to redirect stormwater flows away from the parkland to the north which will be addressed prior to final approval. The applicant will also require acceptance from the UTRCA prior to the issuance of final approval and building permits.

Site lighting has also been minimized along the north property lines to reduce glare and impacts on adjacent natural heritage features.

#### 4.4 Urban Design

Within the Upper Richmond Village Urban Design Guidelines, 30 and 100 Villagewalk Boulevard are identified as high density blocks in the Community Elements. The intent of the policies contemplates a broad range of uses throughout the area, that in combination with one another, are intended to achieve the urban design guidelines of the Sunningdale North Area Plan.

Villagewalk Boulevard itself is identified as a Main Street, the community gateway streetscape. It is intended to accommodate wider than standard sidewalks, pedestrian-scale street lighting, and street furniture to be complemented by the building design at 30 and 100 Villagewalk Boulevard. Buildings are to be sited close to the street, provide visual interest, and include pedestrian-scale elements like canopies and patios with architectural integration of parking entrances and surface parking areas. They should also provide visible and attractive front doors and pedestrian connections to the street.

All three buildings are providing ground-floor patios and terraces with individual pedestrian walkways to the public sidewalk and building entrances oriented to Villagewalk Boulevard. The building elevation design also includes articulation of the first two floors to enclose the streetscape and provide a pedestrian-oriented interface with the right of way. Surface parking is located internal to each site, with entrances to the underground parking garage incorporated into the building away from public view so as not to detract from the pedestrian amenity of Villagewalk Boulevard as the main street of the neighbourhood.

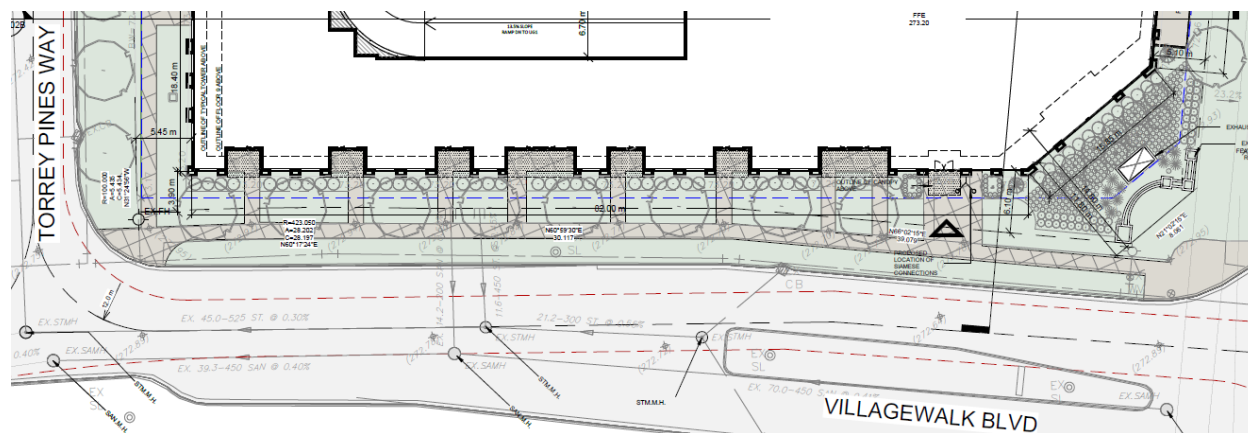


Figure 8 – Street-oriented patio spaces with individual walkways to the street at 30 Villagewalk Boulevard

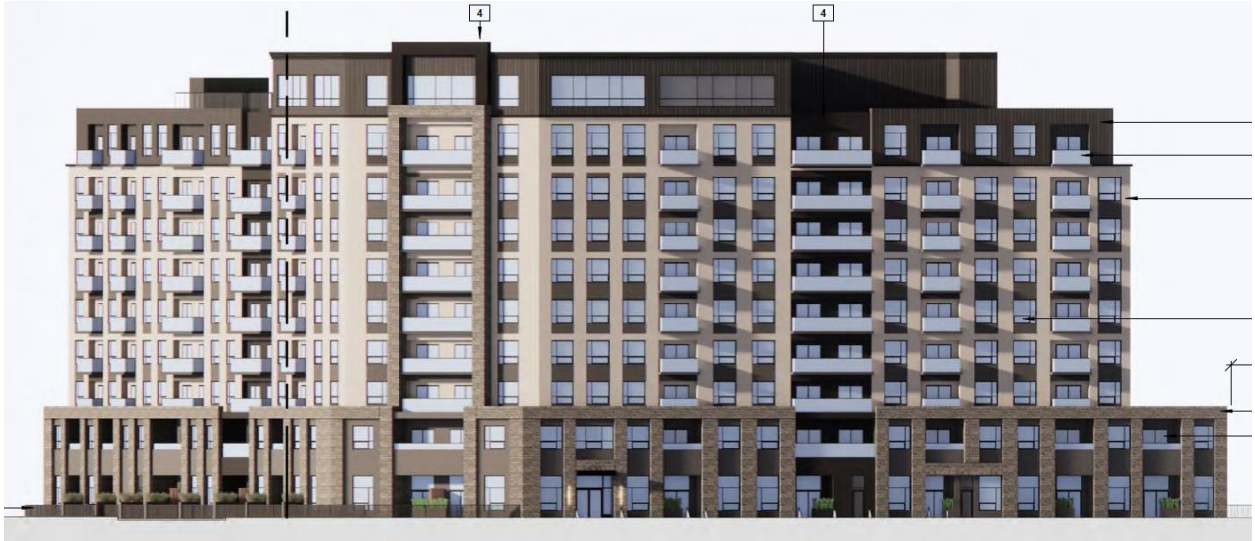


Figure 9 – Rendering of the west building at 100 Villagewalk Boulevard showing the podium and patio/terrace design.

Regarding site facilities, each building will have a loading bay and staging area for waste collection where bins will be moved outside for pickup but will otherwise remain in the dedicated garbage rooms internal to the buildings.

#### 4.6 Outstanding Site Plan Issues

Outstanding matters to be addressed prior to Site Plan Approval include minor revisions to site design details, increasing the number of secure bicycle parking spaces, general engineering details, and redirecting stormwater flows away from the OS5 lands to the north.

## Conclusion

The site plan review process is underway for the proposed apartment building. Comments provided through the consultation process and at the public participation meeting will be considered by the approval authority prior to site plan approval. The application, as proposed, is consistent with the Provincial Policy Statement, 2020, The London Plan, the Sunningdale North Area Plan, the Z.-1 Zoning By-law and Site Plan Control By-law.

**Prepared by:** Meg Sundercock, MCIP, RPP  
Senior Planner, Site Plans

**Reviewed by:** Michael Pease, MCIP, RPP  
Manager, Planning (Site Plans)

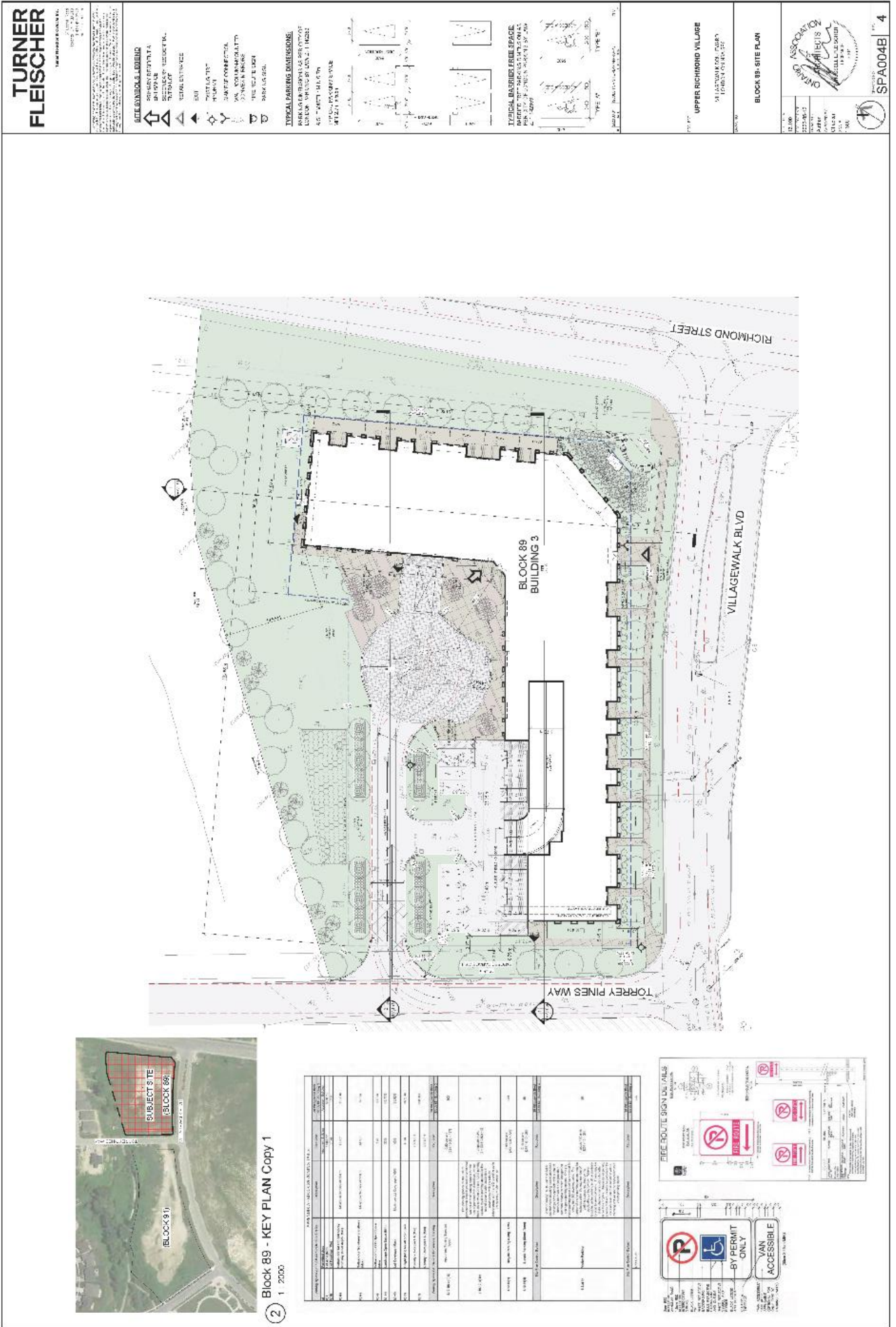
**Recommended by:** Heather McNeely, MCIP, RPP  
Director, Planning and Development

**Submitted by:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Planning and Economic  
Development

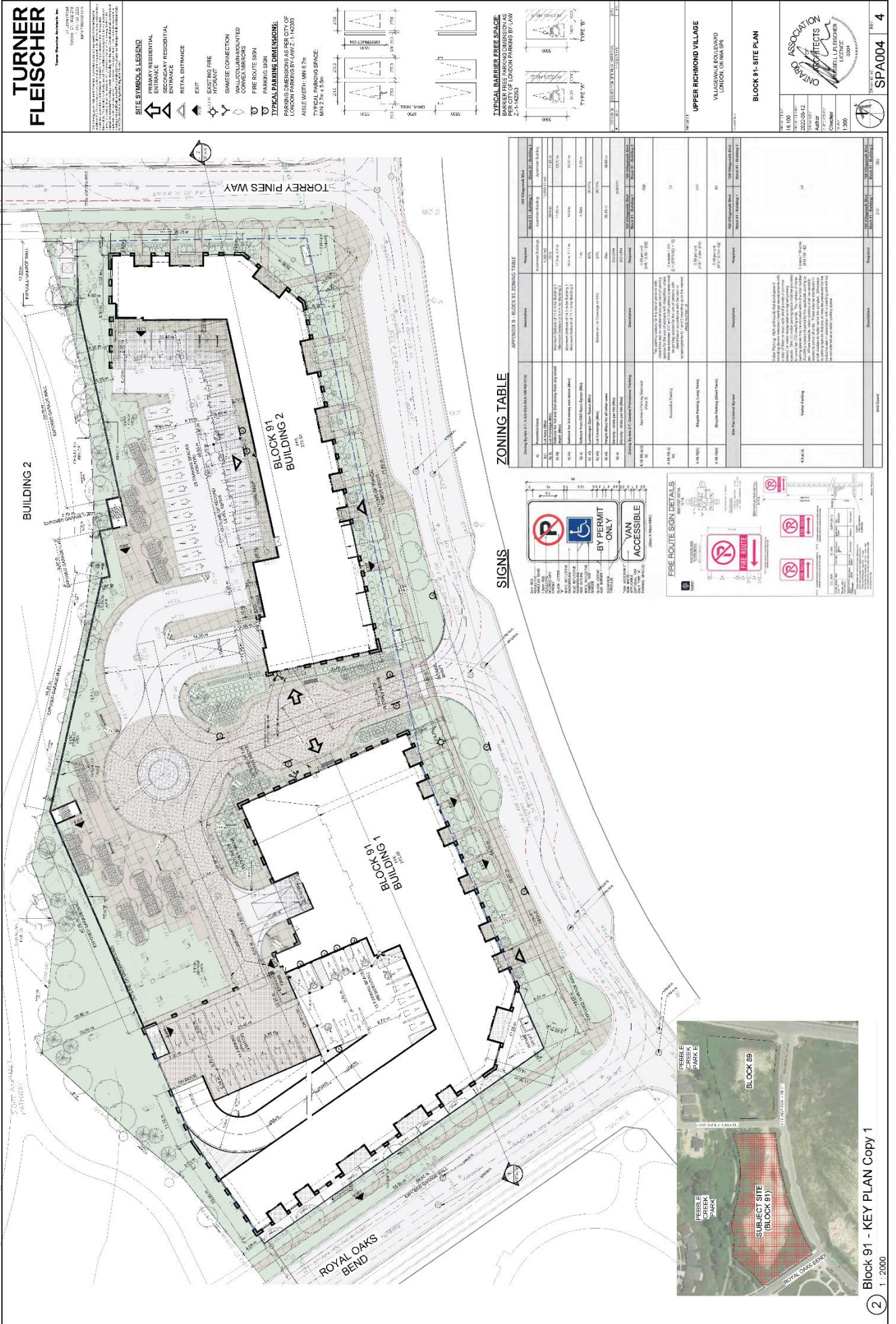
**Copy:** Britt O'Hagan, Manager, Current Development  
Brent Lambert, Manager, Development Engineering

# Appendix A – Plans

## Site Plan – 30 Villagewalk Boulevard



# Site Plan – 100 Villagewalk Boulevard



# Elevations – 30 Villagewalk Boulevard

**TURNER FLEISCHER**  
 Turner Fleischer Architects Inc.  
 100 King Street West, Suite 1000  
 Toronto, Ontario M5X 1C7  
 Tel: 416-593-9200  
 Fax: 416-593-9201  
 www.turnerfleischer.com

**MATERIAL LEGEND**

- 1. COFFER WOOD FOR INTERIORS
- 2. LIGHT BROWN GRANITE ON BALCONY
- 3. COFFER WOOD FOR SCHE ON BALCONY
- 4. COFFER WOOD FOR SCHE ON BALCONY
- 5. COFFER WOOD FOR SCHE ON BALCONY
- 6. POLISHED CEMENT PLASTER
- 7. CLAY TILE CLIFF
- 8. SPANISH GLASS
- 9. METAL CLIFF
- 10. BRASS PANELS
- 11. METAL PANELS

**BUILDING 3**  
9 STORES



① EAST ELEVATION - BLOCK 89  
1:300

**BUILDING 3**  
8 STORES



② NORTH ELEVATION - BLOCK 89  
1:300

**UPPER RICHMOND VILLAGE**  
 VILLAGEWALK BOULEVARD  
 LONDON, ONTARIO M8P 1B1

**BLOCK 89 - ELEVATIONS**

DATE: 18.10.2014  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1:300



SPA301B 4

**MATERIAL LEGEND**

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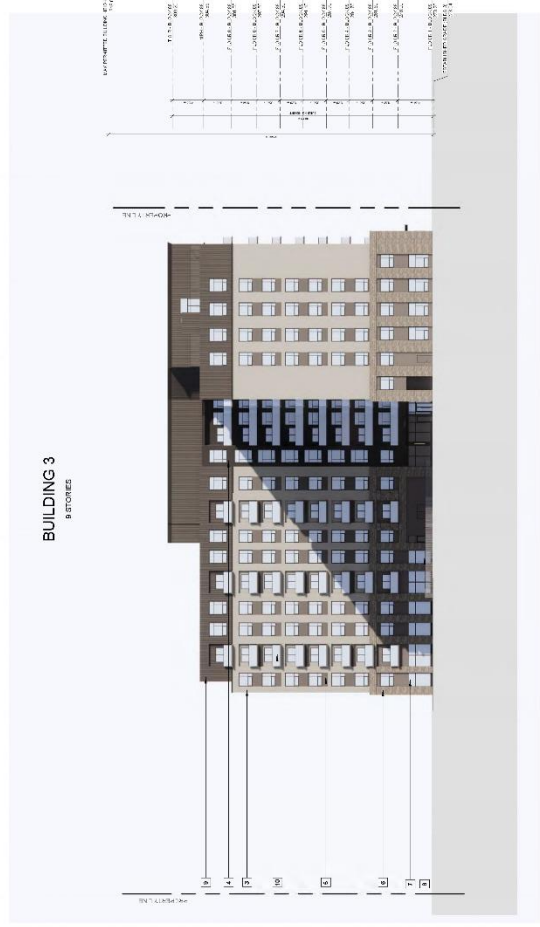
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① WEST ELEVATION - BLOCK 89  
 1:300

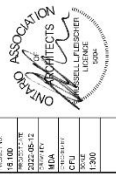


② SOUTH ELEVATION - BLOCK 89  
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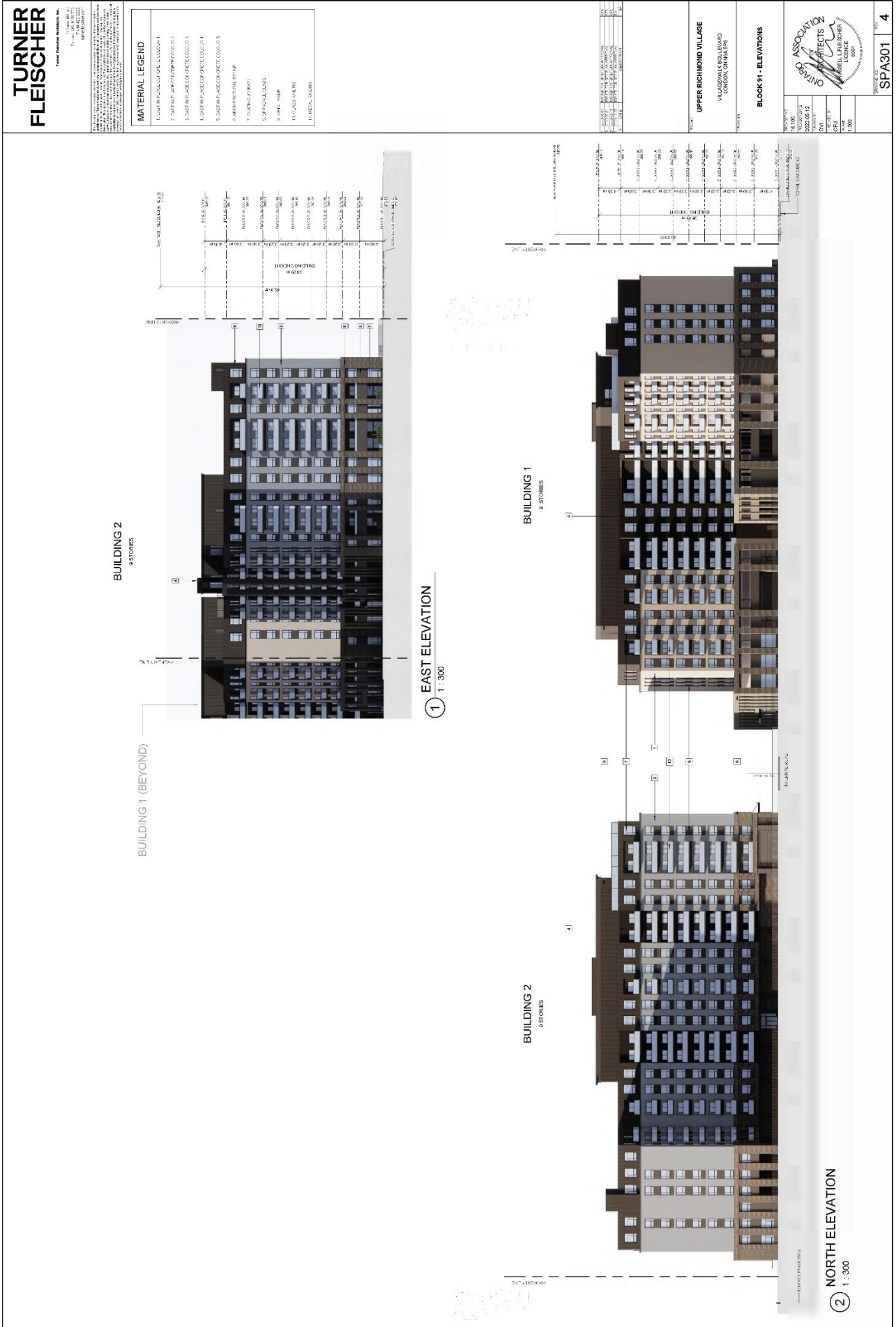
PROJECT: UPPER RICHMOND VILLAGE  
 1000 INTERNATIONAL AVENUE  
 RICHMOND, VA 23131

BLOCK 89 - ELEVATIONS

DATE: 10/10/2019  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 SCALE: 1/8" = 1'-0"  
 SHEET NO: SPA302B

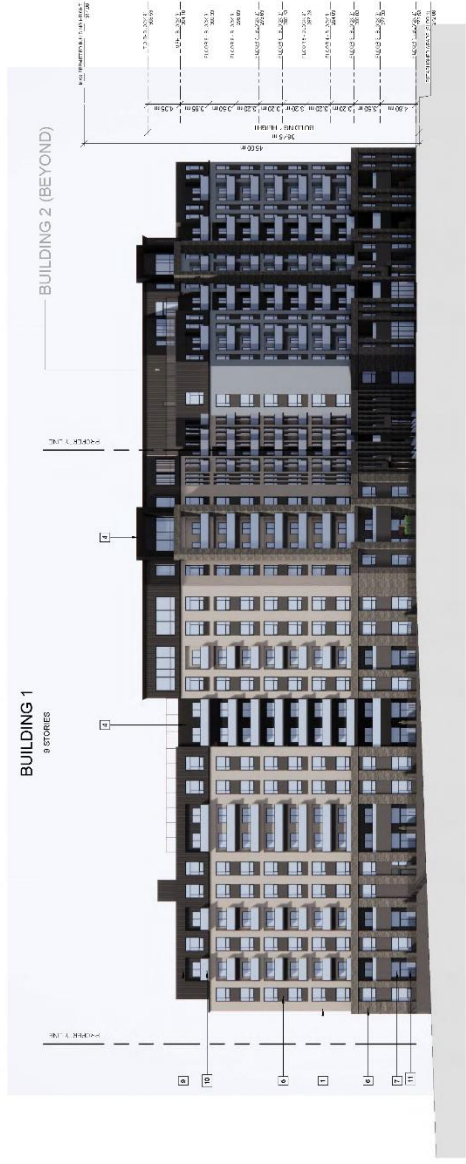


# Elevations – 100 Villagewalk Boulevard

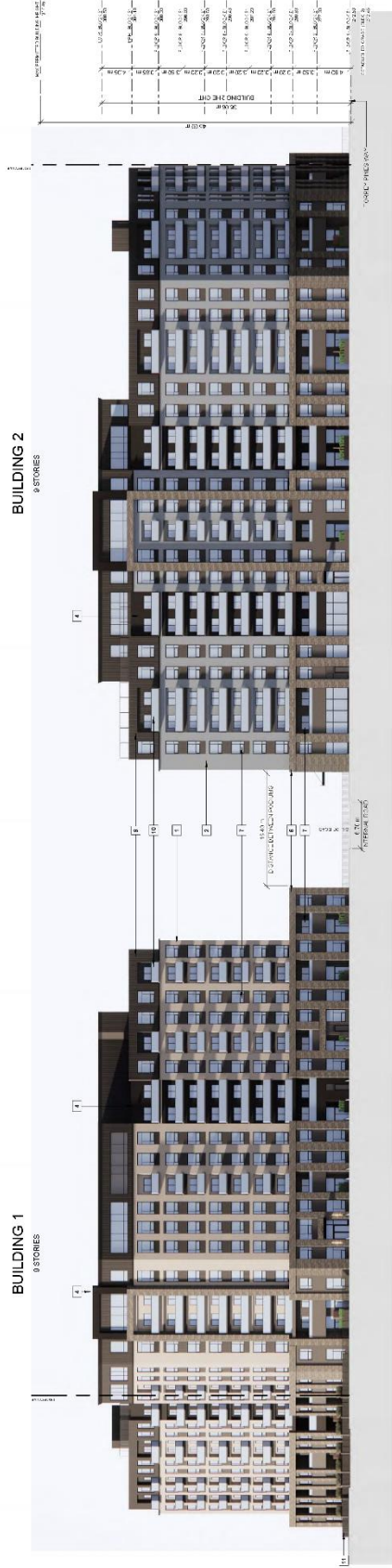


**MATERIAL LEGEND**

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12. 20MM F. F. AC. B. B. B. C. 1.0000 12



① WEST ELEVATION  
1:300



② SOUTH ELEVATION  
1:300

DATE	DESCRIPTION
2023.05.12	REVISED PER COMMENTS
2023.05.12	REVISED PER COMMENTS
2023.05.12	REVISED PER COMMENTS
2023.05.12	REVISED PER COMMENTS
2023.05.12	REVISED PER COMMENTS

**UPPER RICHMOND VILLAGE**  
 VILLAGE PARK RESIDIAL  
 LONDON, ON N6M 5P9

**BLOCK 11 - ELEVATIONS**

TURNER FLEISCHER ARCHITECTS INC.  
 1000 SHEPPARD AVENUE EAST  
 SUITE 1000  
 SCARBOROUGH, ONTARIO M1S 1T6  
 TEL: 416-291-1111  
 WWW.TURNERFLEISCHER.COM

ASSOCIATION  
 OF ARCHITECTS  
 ONTARIO  
 TURNER FLEISCHER  
 ARCHITECTS INC.  
 MEMBER SINCE 2004

PROJECT NO. SPA302  
 SHEET NO. 4



## Appendix B – Public Engagement

**Public liaison:** On January 12, 2022, Notice of Application for 100 Villagewalk Boulevard was sent to 75 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on January 13, 2022.

On June 8, 2022, Revised Notice of Application for both 30 and 100 Villagewalk Boulevard was sent to 76 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on June 9, 2022.

Twelve (12) replies were received.

### **Nature of Liaison:**

**SPA21-119** Application for Site Plan Approval by Cridon Investments Limited. Consideration of a site plan to permit two (2) 12-storey apartment buildings, with a total of 358 units. The zoning on this site includes a holding provision to require a public site plan meeting before the Planning and Environment Committee.

**SPA22-049** Application for Site Plan Approval by Cridon Investments Limited. Consideration of a site plan to permit a 12-storey apartment building, with a total of 254 units. The zoning on this site includes a holding provision to require a public site plan meeting before the Planning and Environment Committee.

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1. Moe Beschta (comments provided twice, in response to the original and subsequent circulation)

Thank you for the opportunity to provide feedback re Cridon Investment's proposal. We live at XXXXX and when we purchased our house we were told by our builders that the development site in reference would likely be used for houses or at worst for a low rise condo (3 to 4 stories).

We are shocked to see that 2 high rise 12 story building are being proposed to be built in this already congested small upper Richmond village Neighbourhood. We currently don't even have a school in the area with no future plans of building one hence the use of holding schools.

358 units is an enormous amount of units to have in such a small area. This neighbourhood had the little town feel especially due to its proximity to Arva and I'm afraid this will significantly compromise the appeal and sustainability of this neighbourhood. This area is already lacking in wide and open green space to have two giant concrete structures added. London is a great city to live in and we need to ensure that all neighbourhoods maintain the forest city mantra.

Unfortunately developers will I always only target what makes business sense for them but we are truly grateful that the city allows residents to provide feedback and we trust that in the end the most appropriate decision based on facts and feedback is what is going to be taken.

2. Doug and Myung Chang

We are living in XXXXX, and moved here 3 years ago from Windsor. When we moved in, all surrounding areas had not much, and we never thought this area could be as crowded like this. With current residents, the area is already busy enough during rush

hour or when kids go to school, but I think it is not even the beginning of a real issue in this area yet.

The west side of Villagewalk Boulevard, they are still building so many high rise apartments and mid density condominiums, and right across the 100 Villagewalk Boulevard they are building commercial buildings. And, I heard a builder applied for two 12-stories apartments in the 100 Villagewalk Boulevard.

If the City of London allows builders to build two more 12-story apartments with 358 units, this area could be one of the most crowded areas in London. I'm not sure classrooms for kids are ready, utilities for 358 units without affecting current residents and residents supposed to move in the new apartments and condominiums are ready, the roads are wide enough for high density populations, and etc....

Even now, the crossings of Villagewalk and Royal Oak Boulevard are so narrow and already dangerous for two vehicles turning at the same time. I am really worried about the traffic after shopping area buildings are completed, and all apartments and condominiums are built. Environmental, utility, sewer, and school issues as well.

The builders may not give up the lands they have already purchased, but it would be great if the city of London allow them to build the least number of units the City of London can.

Thanks for your consideration in advance.

### 3. Yong

I hope you are doing well.

I live in XXXXX. Regarding to planning application, this area is very close to residential area.

Most of high level buildings are built in road side. ( Ex – developing sunning dale RD in front might be possible)

12 level building would bring significant impact to the residential people.

So, it is highly recommended to build less than 5 level.

This plan need to more space for landscaping.

### 4. May El-Sadek

I'm writing in regards to the proposed development at 100 Villagewalk Boulevard. I have reviewed the information provided by the city and I'm very concerned by the size of the project.

Having 2 -12 storey buildings in the space proposed will be completely out of place in the neighborhood. These buildings will overshadow the homes behind them. Having 358 units will make the neighborhood overpopulated and will put a burden on the schools that service the neighborhood that are already overcapacity. These 2 buildings will occupy a similar plot of land as the current 4 storey Bellevue building at the corner of Callaway Road and Villagewalk boulevard. The disproportionate size of these 2 projects is alarming.

I hope the city takes the neighborhood's opinion into consideration as these structures truly will look out of place and will change the feel of the whole community.

### 5. Rachel and Adam Fremeth

I am writing as a resident in Upper Richmond Village to express concern over the proposed development of two high-density towers along 100 Village Walk Boulevard in North London.

I request that this proposal be reviewed by the Ontario Municipal board, including an environmental assessment, along with a water table evaluation. A traffic study should

also be conducted not only at the intersection of Richmond Street/Sunningdale Road, but along Village Walk/Torrey Pines and Village Walk/Royal Oaks Bend, and consultation with local community residents.

Torrey Pines and Royal Oaks Bend are the only **two entrances** to our neighbourhood, each one framing the side of the proposed towers. This means that soon thousands of cars will be congesting our entryways and emergency routes.

Our concern is for the proposed buildings' height and number of units, which is substantially higher than the municipal average for a multi-dwelling apartment building.

This will considerably affect all residents including those of existing apartment buildings and townhouses that surround Upper Richmond Village.

Thank you for your consideration.

#### 6. Yuhai Cui and Xiaoli Ma

We are writing to you to express our deep concerns over the planned construction of the two apartment buildings at 100 Village Walk Boulevard, Upper Richmond Village. To keep our neighborhood safe and beautiful, please try your best to keep the density and lot coverage of these apartment buildings to minimum - 250 units per hectare and 30% generously allowed by the zoning (passed before we all started living in Upper Richmond), which may mean 60 less units in these buildings/ 2 stories lower - less traffic and more safety!!!

The TriCar buildings around us have a density of 150 units per hectare, but the planned 100 Village Walk Boulevard buildings would have twice the density, at 300 units per hectare maximum. Why such a significant difference? We don't understand and therefore we ask you to act on our behalf to bring us a fair solution!!!

Thank you for your consideration and actions to keep our community safe and nice!!!

#### 7. Suke and Ardiana Mestanovski

My name is Suke Mestanovski, and I would like to follow up on our previous conversation. I am a resident living in the Upper Richmond Village neighbourhood. My property is located at XXXXX. There are three high rises in the planning to be built on Village Walk Boulevard and I am of great concern for my privacy because my backyard is highly visible to this site, and if these are to be built based on the applicants request our entire neighbourhood will lose the privacy we currently enjoy. The city must also consider the amount of noise this will bring to our neighbourhood. We strongly believe the density of the construction being proposed obstructs the accessibility to the neighbourhood and we are extremely distraught that the city is considering to allow building such enormous infrastructure in such a small space. Absolutely ridiculous!

It is also surprising that the city has failed to consider the pollution this development would bring, the traffic it would promote, and the public outcry it would entail. Therefore you should understand how this development is highly inappropriate and a serious invasion of privacy.

Myself alongside other members of this community will dispute this development.

#### 8. Mary

We received the planning schedule of the above file number and we are totally opposed to the idea of having high rises so close to our house. We came to this subdivision 5 years ago for the beautiful layout and the views in all directions. We live at XXXXX. We are very disturbed and frustrated with the decision to have these 12 stories bldgs go up so close to our house.

We would appreciate reconsidering this plan.

## 9. Paresh Soni

I just moved to Richmond Village in December. I bought my home in September thinking that I will be living in one of the best neighborhoods in the city. The land adjacent to Richmond and Sunningdale was still raw land.

Now I hear that over 358 units (apartment buildings) are being built there. Why would the city do this?? With all the highrises, this area is already looking like a suburban ghetto. Sunningdale Rd used to be peaceful and now it is full of traffic.

I want to go on record and state my frustration to the city's planning vision. Is the vision to make London a dumping ground for renters?? There are over 1.5M homes in the area and now we have hundreds of apartments and that too just rentals.

I don't get why the city would do such a thing!?

## 10. Arthur Mustard-Thompson

Please include this letter in all future meetings regarding this application,

Although I support this development, I do not believe it is in line with the "Main Street" designation of Villagewalk or the original plans for this area created by Auburn Developments. This building, at 12 storeys tall, does not create a heritage-inspired, village-like, main-street feel, which was the original plan of both the developer and the city. I would like to see a 2 to 3 storey podium at the base of this tower (with the upper levels set back) to bring the design down to eye-level, creating a development that is more pedestrian-oriented. I would also like to see the use of warm-coloured brick and stucco on this podium, to give the streetscape a heritage feel. One development that has used this technique of a warm-coloured, brick podium at the base of a modern tower is the currently under-construction Talbot Terrace at 667 Talbot Street (photo below). The use of brick helps the structure blend effortlessly into the surrounding area.

Although Upper Richmond Village and Villagewalk Boulevard are not a heritage area like Talbot Street, the original plan for the subdivision was to create a new 'Old North.'

I have included below the letter I sent to the Planning Committee last year regarding the proposed plaza at 135 Villagewalk, as my concerns about the design of 100 Villagewalk are virtually the same:

Dear Members of the Planning and Environment Committee, please include this letter on the meeting agenda and update me on any further changes to this application:

I am glad to see that the shopping area at Upper Richmond Village is finally being completed. We moved into the area in 2005, and for as long as I can remember, 135 Villagewalk Boulevard has been nothing but a field with an ever-changing array of advertisements encouraging would-be residents to "Shop, Live, Play" at Upper Richmond Village. Now, 15 years since the Sunningdale North Area Plan, it seems that the area is on its way to completion. Unfortunately, I do not believe that this proposal by York developments is true to the initial idea put forward by the original owners, Auburn Developments.

Looking at the original website for Upper Richmond Village (by Auburn Developments - it can be found at [http://www.terracorp.ca/upperichmondvillage.com/index.php?option=com\\_content&view=article&id=11&Itemid=8](http://www.terracorp.ca/upperichmondvillage.com/index.php?option=com_content&view=article&id=11&Itemid=8)), it is easy to get an idea of the spirit or feeling that the designers had in mind when they planned this community. The website says, "Imagine a place where you can stroll along the creek behind your house, where the homes are not dominated by garages but **heritage facades**; where you can go to work, get a hair cut, or

buy a new dress all on the same street and not leave your neighbourhood; where you can walk your children to get an ice cream or a movie, or retreat to a central park for a picnic or to play ball; where you can meet friends for dinner at your favourite restaurant or pub and interact with others on **vibrant streets** at all times of the day; a place where you can stay even when you get older.” It sounds lovely, and I know that I am not the only one who was excited about the development, as many of our neighbours and friends talked about the new “**village**.” Auburn goes on to say that their aim is, “**to promote a heritage feeling in the community**... The homes will be positioned closer to the street and garages will be minimized. The designs of the front elevations will be varied to add visual effect.” Another website (<http://domusdev.com/rentals/upper-richmond-village/>) encourages residents to, “Sit at a sidewalk terrace, meet friends for dinner, take the kids to the movies, or simply stroll the vibrant streets of the Village’s commercial district while exploring the many **main-street shops**.” A final website (<https://www.stantec.com/en/projects/canada-projects/u/upper-richmond-village-project>) states, “Upper Richmond Village is a development focused on creating a **sense of community** integrating mixed land uses and a variety of urban style living. Boasting distinctive **architecture steeped in the history of Old North** London... The development is further enhanced by the introduction of **community gateways**, with highlighted crosswalks, plantings, and landscape markers.”

From these descriptions, some things stand out. The developers wanted to “**promote a heritage feeling in the community**,” have small, independent, boutique shops, not big box stores, have shops that are primarily pedestrian oriented (“**Main Street shops**”), have a community that was walkable with store fronts facing Villagewalk Boulevard (this is why on-street parking cut-outs are currently provided on Villagewalk Boulevard), and create a shopping area that used **classical/traditional architecture** to create a **Village** feeling. The photos provided by Auburn Developments provide an excellent idea of what the goal for the neighbourhood was.

The following photos were taken from Auburn Development’s original website for the development:





These photos confirm that the original intention for this community was to have boutique shops that used a variety of materials, textures, colours, and traditional architecture to create a “village” feel. The proposal for the development brought forward by the current owners of the site, York developments, do not live up to this original plan. Their proposal recommends massive ‘big-box’ stores as apposed to “Main Street shops.” Their buildings will not use a variety of colours as Auburn’s original mock-up photos show, but lots of grey, white and silver, including “slate coloured brick, Granada stone, grey stucco, and cinderblock.” Their buildings do not include traditional, heritage architecture, but are grey and modern. York’s proposal images from their website confirm this, as is shown below.

This image was taken from York Development’s Website:



The buildings in York's proposal look like they could be in any big box shopping plaza, anywhere. There is nothing special, heritage-inspired, or village-feeling about them. I realize that modern design, with lots of grey stucco, neutral colours, hard edges, and minimalist interiors are popular in today's market, but they will not age well. What was considered 'modern' in the 1970s is now seen as ugly, and the same will be true for today's 'modern' buildings.

Thank you for bearing through this very long letter, I did not intend for it to be this long!

11.

We pray that you and your family are well during this pandemic. We are writing to express our concerns, questions, and petitions regarding the above-mentioned buildings.

WHAT ARE OUR CONCERNS ?

1. TWO 12-STOREY (45 METER / 147 FOOT TALL) APARTMENT BUILDINGS
2. 358 UNITS - DENSITY 300 UNITS PER HECTARE (MAXIMUM)
3. 358 MORE FAMILIES AND THEIR PETS WILL BE LIVING IN UPPER RICHMOND VILLAGE - AND MORE VEHICULAR AND PEDESTRIAN TRAFFICS AND LITTERINGS FROM PETS (POOPS) AND RENTERS/RESIDENTS (GARBAGE) WALKING AROUND AND ENJOYING THE NEIGHBOURHOOD...
4. WE WILL ALL HAVE TO PASS THESE TWO 45 METER/147 FOOT TALL BUILDINGS WITH TRAFFICS ON OUR WAY HOME AND OUR WAY TO WORK EVERYDAY - AS OUR ONLY ACCESS IN & OUT.

WHAT ARE OUR PETITIONS AND QUESTIONS?

1. PLEASE KEEP THE DENSITY AND LOT COVERAGE OF THESE 100 VILLAGEWALK BOULEVARD BUILDINGS TO MINIMUM - 250 UNITS PER HECTARE DENSITY AND 30% LOT COVERAGE - ALREADY VERY GENEROUSLY ALLOWED BY THE ZONING (PASSED BEFORE WE ALL STARTED LIVING IN UPPER RICHMOND) WHICH MAY MEAN 60 LESS UNITS IN THESE BUILDING / 2 STORIES LOWER (30 UNITS PER STORY) / 120 LESS AUTOMOBILES (2 CARS PER FAMILY) = LESS TRAFFIC & MORE SAFETY - FOR ALL RESIDENTS AND THEIR PETS IN UPPER RICHMOND VILLAGE.
2. THE TRICAR BUILDINGS AROUND US HAVE DENSITY 150 UNITS PER HECTARE (100 VILLAGEWALK BOULEVARD BUILDINGS HAVE TWICE THE DENSITY AT 300 UNITS PER HECTARE MAXIMUM) -

WE CAN'T HELP BUT WE MUST ASK THESE VERY OBVIOUS QUESTIONS:

- WHY SUCH A SIGNIFICANT DIFFERENCE EXISTS?

- PERHAPS, WAS IT AN OVERSIGHT OF THE CITY PLANNERS WHEN THE ZONING WAS PASSED BEFORE 2010 AND NOW THE PRESENT PLANNERS REALIZED THAT THEY NEEDED TO RESTRICT THE DENSITY OF THE TRICAR BUILDINGS DUE TO SAFETY AND ENVIRONMENTAL REASONS?

- MOST BUILDINGS IN THE NORTH END HAVE DENSITY AROUND 200 UNITS PER HECTARE (BY GOOGLE SEARCH).

We thank you for your kind attention to our concerns, petitions, and questions.

We respectfully request that The City of London Development Services will take corrective measures to restrict the DENSITY and LOT COVERAGE of these 100 Villagewalk Boulevard to MINIMUM to address TRAFFIC ISSUES, SAFETY ISSUES, AND THE WELL-BEING OF ALL PRESENT AND FUTURE RESIDENTS AND PETS OF UPPER RICHMOND VILLAGE.

God Bless !!!



## Appendix C - Site and Development Summary

### A. Site Information and Context

#### Site Statistics – 30 Villagewalk Boulevard

Current Land Use	Vacant
Frontage	93.5 metres (feet)
Depth	Irregular
Area	0.85 Hectares (acres)
Shape	Irregular
Within Built Area Boundary	No
Within Primary Transit Area	No

#### Site Statistics – 100 Villagewalk Boulevard

Current Land Use	Vacant
Frontage	81.9metres (feet)
Depth	Irregular
Area	1.4 Hectares (acres)
Shape	Irregular
Within Built Area Boundary	No
Within Primary Transit Area	No

#### Surrounding Land Uses

North	Open Space
East	Vacant
South	Vacant – future commercial
West	Open Space

#### Proximity to Nearest Amenities

Major Intersection	Richmond St/Sunningdale Rd – 255m
Dedicated cycling infrastructure	Future multi-use pathway in Pebblecreek Park, immediately adjacent
London Transit stop	Richmond Street, 460m
Public open space	Villagewalk Commons, Peeblecreek Park, immediately adjacent
Commercial area/use	135 Villagewalk, 150m
Food store	Proposed at 135 Villagewalk, immediately adjacent
Primary school	Jack Chambers P.S., 1700m
Community/recreation amenity	Pebblecreek Park, Villagewalk Commons, immediately adjacent

### B. Planning Information and Request

#### Current Planning Information

Current Place Type	Main Street Place Type, Main Street Street Classification
Current Special Policies	900B_
Current Zoning	R9-7(12)

## C. Development Proposal Summary

### Development Overview

A 9-storey apartment building with 256 units at 30 Villagewalk Boulevard, and two 9-storey apartment buildings at 100 Villagewalk Boulevard, one with 213 units, and one with 202 units.

### Proposal Statistics (30 Villagewalk Boulevard)

Land use	Residential
Form	Apartment Building
Height	Nine (9) Storeys (36m)
Residential units	256 total
Density	298 units/hectare
Building coverage	35.5%
Landscape open space	46%
Functional amenity space	280m <sup>2</sup>
New use being added to the local community	Yes

### Mobility

Parking spaces	315 underground, 14 surface
Vehicle parking ratio	1.2 spaces per unit + 26 visitor
New electric vehicles charging stations	Unknown
Secured bike parking spaces	229
Secured bike parking ratio	0.9 spaces per unit
Completes gaps in the public sidewalk	N/A
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	Future pathway connection to the north

### Environmental Impact

Tree removals	2
Tree plantings	98
Tree Protection Area	No
Loss of natural heritage features	No
Species at Risk Habitat loss	No
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	N/A
Green building features	Unknown

### Proposal Statistics (100 Villagewalk Boulevard)

Land use	Residential
Form	Apartment Buildings
Height	Nine (9) Storeys (36.5m, 36.1m)
Residential units	513 total
Density	299 units/hectare
Building coverage	39.7%
Landscape open space	37%
Functional amenity space	713.1m <sup>2</sup>
New use being added to the local community	Yes

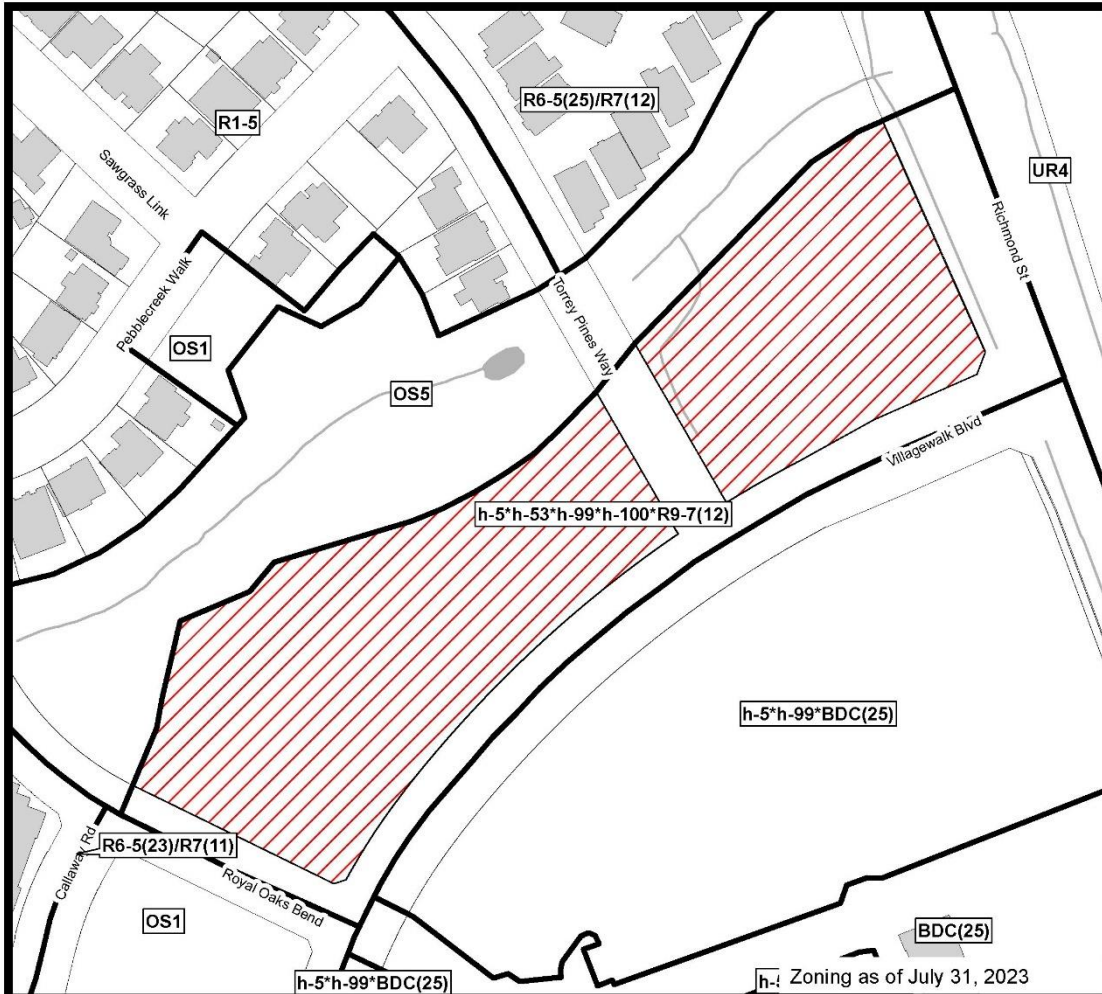
## Mobility

Parking spaces	440 underground, 28 surface
Vehicle parking ratio	0.8 spaces per unit + 52 visitor
New electric vehicles charging stations	Unknown
Secured bike parking spaces	374
Secured bike parking ratio	0.7 spaces per unit
Completes gaps in the public sidewalk	N/A
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	Future pathway connection to the north

## Environmental Impact

Tree removals	30
Tree plantings	115
Tree Protection Area	No
Loss of natural heritage features	No
Species at Risk Habitat loss	No
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	N/A
Green building features	Unknown

# Appendix D – Additional Maps



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-5\*h-53\*h-99\*h-100\*R9-7(12)**

**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>LI - 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

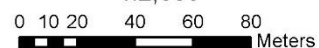
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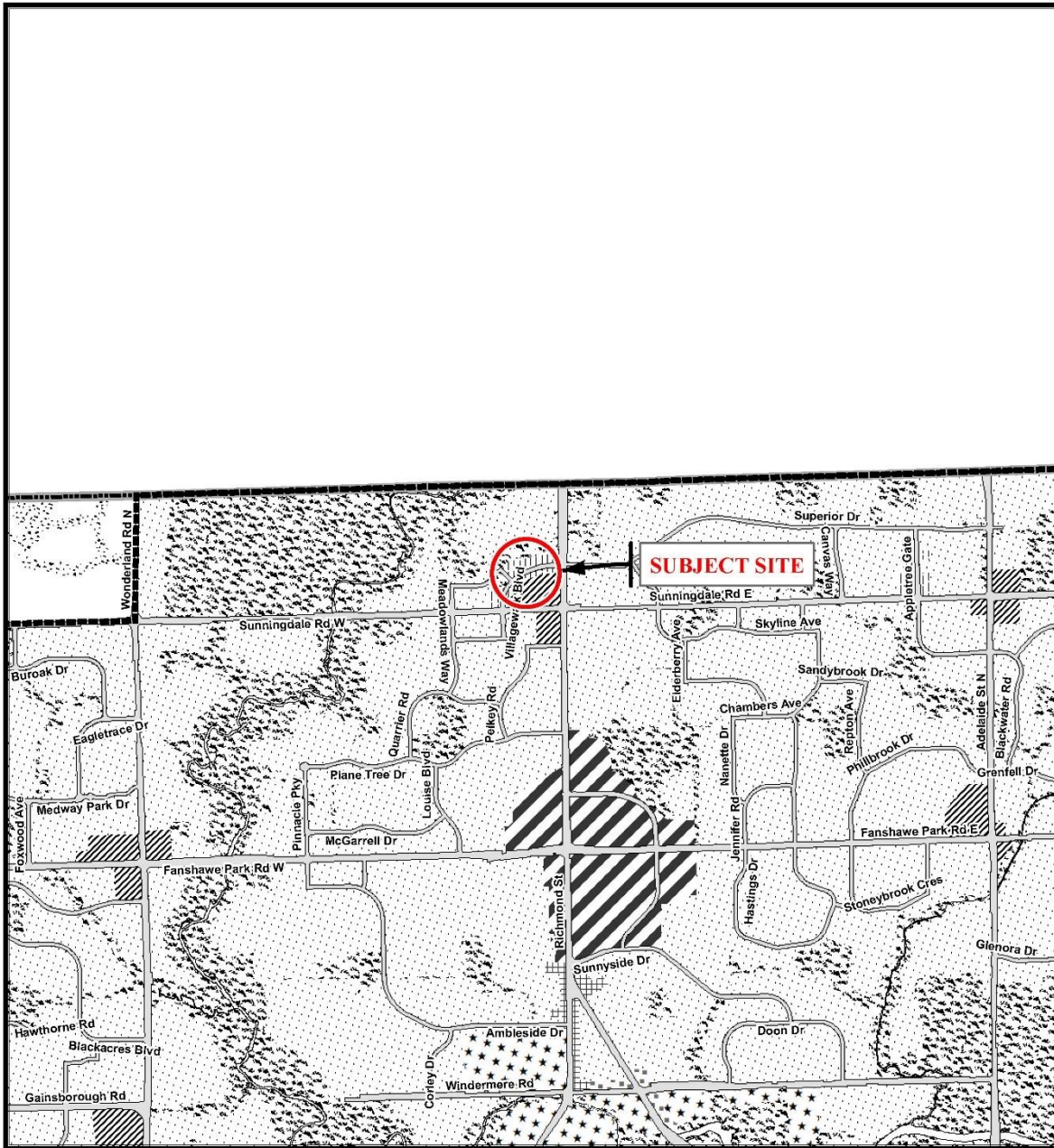
**30 & 100 Villagewalk Blvd**

MAP PREPARED:

**2023/9/22 RC**

1:2,000





**Legend**

- |                        |                          |   |
|------------------------|--------------------------|---|
| 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 Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

**CITY OF LONDON  
Official Plan**

**LONDON PLAN MAP 1  
- PLACE TYPES -**

PREPARED BY: Planning & Development



Scale 1:30,000



**File Number:** 30-100 Villagewalk Blvd

**Planner:** MS

**Technician:** RC

**Date:** 2023/9/22