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File: OZ-7965
Planner: Mike Davis

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: CITY OF LONDON 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, AND 1653 RICHMOND STREET PUBLIC PARTICIPATION MEETING ON JANUARY 21, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the City of London regarding the properties located on the west side of Richmond Street between Hillview Boulevard and Shavian Boulevard including 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on January 28, 2014 to amend the Official Plan to change the designation of the subject lands **FROM** a Low Density Residential designation, **TO** a Multi-Family, Medium Density Residential designation, to permit the development of multiple-attached dwellings such as row houses or cluster houses, low-rise apartment buildings, small-scale nursing homes, rest homes, homes for the aged and a convenience commercial component within an apartment building;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on January 28, 2014 to amend the Official Plan by adding a new special policy to Section 3.5 (Policies for Specific Areas) to guide the future development of the subject properties;
- (c) pursuant to Section 19.2 of the Official Plan, the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* attached hereto as Appendix "C" **BE ADOPTED** at the Municipal Council meeting on January 28, 2014;
- (d) pursuant to Section 19.2.2 of the Official Plan, the proposed by-law attached hereto as Appendix "D" **BE INTRODUCED** at the Municipal Council meeting on January 28, 2014 to amend the Official Plan by adding the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* to the list of Council approved guideline documents;
- (e) the proposed by-law attached hereto as Appendix "E" **BE INTRODUCED** at the Municipal Council meeting on January 28, 2014 to amend Zoning By-law Z.-1 in conformity with the Official Plan, as amended in clause (a) above, to change the zoning of the properties located at 1607, 1609 and 1611 Richmond Street **FROM** a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone which permits cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, and cluster townhouse dwellings subject to a special zoning provision which regulates the minimum lot area (0.6 ha.), minimum lot frontage (70m), maximum lot coverage (35%), maximum density (30 units per hectare), maximum height (10.5m), minimum front yard setback (3m), minimum rear yard setback (7.5m) and restrictions on the location of parking areas subject to a holding provision requiring a public site plan review of the proposed development prior to the removal of the holding provision **TO** a Holding Residential R5 Special Provision (h-5•h-(*)•h-(**))•R5-2(*) Zone to permit cluster townhouses and cluster stacked townhouses with a special zoning

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provision which includes: a minimum lot frontage (70m); minimum lot area (0.4 ha.); maximum front yard depth (3m); minimum rear yard and south interior side yard depth (15m); maximum lot coverage (35%); maximum density (45 units per hectare); maximum number of bedrooms per dwelling unit (3); and, maximum height (12.0m on the eastern portion and 9.5m on the western and southern portions) subject to holding provisions which will require a public site plan review, ensure that future development is consistent with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* and ensure that a storm/drainage and stormwater management (SWM) servicing design report has been prepared and accepted to ensure that future development has the sufficient storm outlet and SWM servicing;

- (f) the proposed by-law attached hereto as Appendix "F" **BE INTRODUCED** at the Municipal Council meeting on January 28, 2014 to amend Zoning By-law Z.-1 in conformity with the Official Plan, as amended in clause (a) above, to change the zoning of the properties located at 1615, 1619, 1623 and 1627 Richmond Street **FROM** a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone which permits the above listed uses, subject to the above listed special zoning regulations, and subject to the above listed holding provision **TO** a Holding Residential R9 Special Provision (h-5•h-(*)•h-(**)*R9-7(***)) Zone to permit cluster townhouses, apartment buildings, senior citizen apartment buildings, and continuum of care facilities with a special zoning provision which includes: a minimum lot frontage (70m); minimum lot area (0.6 ha.); maximum front yard depth (3m); minimum rear yard depth (15m); maximum lot coverage (40%); maximum density (150 units per hectare); maximum number of bedrooms per dwelling unit (3); and, maximum height (15.0m on the eastern portion and 9.5m on the western portion) subject to holding provisions which will require a public site plan review, ensure that future development is consistent with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* and ensure that a storm/drainage and stormwater management (SWM) servicing design report has been prepared and accepted to ensure that future development has the sufficient storm outlet and SWM servicing;

- (g) the proposed by-law attached hereto as Appendix "G" **BE INTRODUCED** at the Municipal Council meeting on January 28, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, as amended in part (a) above, to change the zoning of the properties located at 1631, 1635, and 1639 Richmond Street **FROM** a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone which permits the above listed uses, subject to the above listed special zoning regulations, and subject to the above listed holding provision (1631 and 1635 Richmond Street) **AND** a Residential R5 Special Provision/Residential R6 Special Provision (R5-2(12)/R6-4(14)) Zone which permits the above listed uses and subject to the above listed special zoning regulations (1639 Richmond Street) **TO** a Holding Residential R9 Special Provision/Convenience Commercial Special Provision (h-5•h-(*)•R9-7(**)/CC4(*) Zone to permit cluster townhouses, apartment buildings, senior citizen apartment buildings, and continuum of care facilities in the R9-7(**) Zone with a special zoning provision which includes: a minimum lot frontage (70m); minimum lot area (0.6 ha.); maximum front yard depth (3m); minimum interior side yard depths (3m); minimum rear yard depth (15m); maximum lot coverage (45%); maximum density (200 units per hectare); maximum number of bedrooms per dwelling unit (3); maximum height (20.0m on the eastern portion and 9.5m on the western portion); and to permit convenience service establishments, convenience stores, financial institutions, personal service establishments, and take out restaurants in the CC4(*) Zone with a special zoning provision which includes: a maximum gross floor area for convenience commercial uses (200.0m²); and, no additional parking requirements for commercial uses subject to holding provisions which will require a public site plan review and ensure that future development is consistent with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*;

- (h) the proposed by-law attached hereto as Appendix "H" **BE INTRODUCED** at the Municipal Council meeting on January 28, 2014 to amend Zoning By-law No. Z.-1, in

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conformity with the Official Plan, as amended in part (a) above, to change the zoning of the properties located at 1643, 1649, and 1653 Richmond Street **FROM** a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone which permits the above listed uses, subject to the above listed special zoning regulations, and subject to the above listed holding provision **TO** a Holding Residential R9 Special Provision (h-5•h-(*)•h-55•R9-7(*)) Zone to permit cluster townhouses, apartment buildings, senior citizen apartment buildings, and continuum of care facilities with a special zoning provision which includes: a minimum lot frontage (70m); minimum lot area (0.6 ha.); maximum front yard depth (3m); minimum interior side yard depths (3m); minimum rear yard depth (15m); maximum lot coverage (45%); maximum density (200 units per hectare); maximum number of bedrooms per dwelling unit (3); maximum height (20.0m on the eastern portion and 9.5m on the western portion) subject to holding provisions which will require a public site plan review, ensure that future development is consistent with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* and require the completion of a traffic impact study prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads, and the roadway improvements required to accommodate this development.

- (i) The Site Plan Approval Authority **BE REQUESTED** to consider, through the site plan approval process, that development of the properties located at 1631, 1635 and 1639 Richmond Street be consistent with the Site Plan and Elevation Drawings attached hereto as Appendix "I" to this report.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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September 27, 2004 Report to Planning Committee – 1607-1653 Richmond Street (Z-6670/Z-6673) – This report recommended refusal of a request to amend the zoning by-law for the lands at 1639 Richmond Street to permit cluster single townhouse and stacked townhouse dwellings on a minimum lot area of 0.1ha, a minimum lot frontage of 30m, a maximum lot coverage of 45%, and a maximum density of 60 units per hectare, and a new by-law was introduced to amend the zoning to permit cluster: single detached; semi-detached; townhouse; and, stacked townhouse dwellings on a minimum lot area of 1.2ha, a minimum lot frontage of 160m, a maximum lot coverage of 40%, a maximum density of 30 units per hectare, a maximum building height of 10.5m, and a minimum front yard depth of 3m with a holding provision requiring public site plan review.

Municipal Council resolved that notwithstanding the recommendation of the General Manager of Planning and Development, the application be referred back to Staff for further consultation with the applicant and neighbourhood representatives.

October 18, 2004 Report to Planning Committee – 1067-1653 Richmond Street (Z-6670/Z-6673) – Upon further consultation with the applicant and neighbourhood representatives, this report recommended that the Zoning By-law be amended to permit cluster: single detached; semi-detached; and, townhouse dwellings on a minimum lot area of 0.6ha, a minimum lot frontage of 70m, a maximum lot coverage of 35%, a maximum density of 30 units per hectare, a maximum building height of 10.5m, a minimum front yard depth of 3m, minimum rear and interior side yard setbacks of 7.5m and restrictions on the location of parking areas with a holding provision requiring public site plan review.

November 16, 2009 Report to Planning Committee – Public Site Plan Review (S.P. No. 06-032378) – 1639 Richmond Street – This report recommended that the site plan, landscape plan, building elevations, and development agreement clauses for 19 townhouse units be approved subject to the removal of the holding provision and subject to confirmation that the storm outlet has been established.

Municipal Council resolved that the site plan application be referred back to Staff for submission to the Urban Design Peer Review Panel for its review and comments, that Staff be requested to

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meet with the community and the applicant to discuss an improved design that will address compatibility with the existing neighbourhood, that the applicant be requested to hold a public meeting with the community prior to resubmission of the application, and that a public participation meeting of the Planning Committee be held for consideration of this site plan.

March 1, 2010 Report to Planning Committee – Ontario Municipal Board Appeals – 1639

Richmond Street – This report recommended that the OMB be advised that the site plan, landscape plan, building elevations, and development agreement clauses for 19 townhouse units be supported subject to: ensuring that units flanking Richmond Street have a façade design treatment which is street-oriented, any westerly flanking units do not have a blank wall facing west, and that confirmation of the storm outlet for the site has been legally established. This report also recommended that the OMB be advised that Council does not support the removal of the Holding Provision and that the applicant has not entered into a development agreement with the City. Additionally, this report recommended that the City Solicitor provide legal representation at the OMB to support the decision of Council and that the City retain the services of a land use planner to provide evidence.

October 17, 2011 Report to Built and Natural Environment Committee – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653

Richmond Street (OZ-7965) – This information report noted that the Civic Administration had initiated an application for Official Plan and Zoning By-law amendments for these lands and had also initiated preparation of a Master Plan to be considered for adoption as a Guideline Document to the Official Plan. Further, the report requested Municipal Council to direct Civic Administration to retain a transportation planning consultant in order to prepare a traffic impact assessment which would assist with determining area transportation policies and development conditions, to identify the costs associated with storm sewer capacity improvements required to accommodate the proposed development between Hillview and Shavian Boulevards, and to identify sources of financing to undertake these works in 2012.

December 12, 2011 Report to Planning and Environment Committee – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ-7965)

– This report recommended that the Official Plan and Zoning By-law be amended at a future date to permit the development of multiple attached dwellings such as row houses or cluster houses, low-rise apartment buildings, small scale nursing homes, rest homes, and homes for the aged with a convenience commercial component; that the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* be adopted at a future date; and that three readings of the enacting by-laws be withheld until such time as site plan approval has been obtained for the properties at 1631, 1635, and 1639 Richmond Street and a development agreement entered into with the City of London.

December 12, 2011 Report to Planning and Environment Committee – Storm Sewer to Accommodate Intensification on Richmond Street

– This report from the Managing Director, Development Approvals Business Unit recommended that a project for the rehabilitation and expansion of the existing storm sewer on Richmond Street from Hillside Drive to the Thames River, estimated at \$1.5 million in value, be approved in 2012 in the Growth Management Implementation Strategy and that the project be referred to the 2012 Budget process.

August 22, 2012 Report to Planning and Environment Committee – Storm Outlet Reconstruction and Upgrade Works to Accommodate 1631, 1635, and 1639 Richmond Street Development and Residential Intensification on Richmond Street

– This report from the Managing Director, Engineering and City Engineer recommended that the storm outlet reconstruction and upgrade works and accompanying stormwater management measures to accommodate residential intensification at 1631, 1635 and 1639 Richmond Street and the Richmond Street corridor from Hillside Drive to the Thames River, North Branch, be deferred until such time as site plan approval has been obtained for the properties at 1631, 1635, and 1639 Richmond Street and a development agreement entered into with the City of London.

November 12, 2013 Report to the Planning and Environment Committee - 1607, 1609

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(eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ-7965) – This report from the Manager Director, Planning and City Planner provided an overview of the history of planning and land use policies contemplated for the subject lands and, specifically, highlighted difficulties in implementing the January 2012 resolution of Council regarding proposed Official Plan and Zoning By-law amendments for the subject lands due to a resolution to withhold three readings of the enacting by-laws until such time that Site Plan approval has been obtained for 1631, 1635 and 1639 Richmond Street. The report recommended that Civic Administration be directed to initiate new Official Plan and Zoning By-law amendments to re-initiate discussions with the community and consider the use of additional holding provisions which would provide the same assurances to secure the ultimate form of development as previous the approach to withhold three readings.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended amendments will facilitate the development of multi-unit buildings in the form of apartment buildings and stacked townhouses on the eastern half of the subject lands and townhouses on the western half of the subject lands as well as permit a small-scale accessory convenience commercial component, located within the ground floor of an apartment building, to service the residents and immediate neighbourhood. The development of these lands will be consistent with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* and special Official Plan policies to provide direction for a comprehensive development including internal access between the subject lands and building forms and heights that decrease in height and intensity from the northern portion to the southern portion and from the eastern half to the western half of these lands.

RATIONALE

- i) The recommended amendments are consistent with the policies of the *Provincial Policy Statement (PPS), 2005*, which promote intensification, redevelopment and compact form in appropriate locations in order to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents.
- ii) The recommended amendments are consistent with the policies of the *Provincial Policy Statement, 2005* which require planning authorities to facilitate pedestrian and non-motorized movement by promoting a land use pattern, density and a mix of uses that serves to minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes.
- iii) The recommended amendments will provide for a form of development which conforms to the intent the Multi-Family, Medium Density Residential designation policies of the Official Plan intended to facilitate the construction of a form of development that could serve as a transition between low density residential areas and more intensive forms of commercial land uses.
- iv) The subject lands satisfy the location criteria provided by Section 3.3.2 of the Official Plan for expansion of the Multi-Family, Medium Density Residential designation.
- v) The recommended amendments, in conjunction with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*, will facilitate a form of development which is consistent with the residential intensification policies of the Official Plan requiring that new development be sensitive to adjacent low density residential areas, that mitigation measures be included to buffer any impacts on surrounding properties, and that the new development incorporates innovative design features.

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- vi) The recommended amendments are consistent with the policies of Section 18 – Transportation – of the Official Plan which require that Council support the long-term development of compact, transit oriented and pedestrian friendly activity centres at identified nodes and corridors by encouraging residential intensification adjacent to existing or planned transit nodes and along existing or planned transit corridors.
- vii) The form of development permitted by the recommended amendments is consistent with the Near-Campus Neighbourhood policies of Section 3.5.19 of the Official Plan which promote intensification and redevelopment in the form of purpose-built, multi-unit residential apartment buildings located along arterial roads that are serviced by alternative modes of transportation.
- viii) The revised Zoning By-law amendments, as recommended, will facilitate the same built form as the original amendments endorsed by Council through their January 10, 2012 resolution and include additional holding provisions to secure the final site design.
- ix) A conceptual Site Plan for the lands comprising 1631, 1635, and 1639 Richmond Street, attached as Appendix “I” to this report, was submitted in conjunction with this City-initiated Official Plan and Zoning By-law amendment application and, as such has been subject to public review and is determined to be consistent with the *Master Plan and Urban Design Guidelines* for the development of the subject lands.

BACKGROUND

This report recommends that the Official Plan and Zoning By-law be amended for the subject properties, in the form of revisions to previously considered Official Plan and Zoning By-law amendments for these lands. The revised amendments are being recommended as a result of direction from Municipal Council, stemming from difficulties in implementing the previously recommended Official Plan and Zoning By-law amendments for these lands.

Specifically, these Official Plan and Zoning By-law amendments were previously initiated by the City of London in October 2011 and considered by Municipal Council in January of 2012. On January 10, 2012, Council resolved to introduce the amendments at a future meeting but to withhold three readings of the enacting by-laws until such time that site plan approval had been obtained for the properties at 1631, 1635, and 1639 Richmond Street, following a public site plan review and a development agreement entered into with the City of London, which was consistent with site plan and elevation drawings developed collaboratively through consultation with Planning Staff, the Ward Councillor, Farid Metwaly (Owner of 1631,1635 and 1639 Richmond Street) and members of the community. It is important to highlight that, although three readings of the enacting by-laws were withheld, the Official Plan and Zoning By-law amendments were effectively endorsed through Council’s January 2012 resolution. The Official Plan and revised Zoning By-law amendments recommended in this report, as described above, will result in the same form of development as proposed through the original application but will consider the use of holding provisions to ensure that the development of 1631, 1635 and 1639 Richmond Street proceeds in accordance with the established development concept, as generally provided by the Master Plan and Urban Design Guidelines, by requiring a development agreement be entered into with the City of London prior to removal of the holding provision.

As noted above, these amendments are now being presented and recommended as a result of a November 19, 2013 Municipal Council resolution which directed the following actions be taken with respect to the lands on the West Side of Richmond Street, between Hillview Boulevard and Shavian Boulevard:

- (a) *Civic Administration BE DIRECTED to process an amended Zoning By-law amendment application and to re-initiate discussions with the community regarding the implementation of the proposed development concept for the lands located at 1631,*

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1635 and 1639 Richmond Street, as appended to the staff report dated November 12, 2013 as Appendix "A"; it being noted that Appendix "A" was developed collaboratively with the property owner (Mr. Farid Metwaly), staff and members of the community and provided the basis for the previously proposed amendments; it being further noted that on January 10, 2012, the Municipal Council resolved to withhold three readings of the enacting by-laws for the previously initiated Official Plan and Zoning By-law amendments until such time as the owner of 1631, 1635 and 1639 Richmond Street obtains site plan approval for these lands to ensure that development proceeds in accordance with the proposed development concept; it also being noted that the Civic Administration has previously initiated an application for Official Plan and Zoning by-law amendments for these lands at the direction of the Municipal Council and prepared a Master Plan to be considered for adoption as a Guideline Document to the Official Plan.

This November 19, 2013 Council resolution provides, in part, the basis for the revisions to previous amendments recommended by staff and the necessary direction to consider the new approaches to implement the proposed amendments while ensuring the appropriate assurances are in place to secure the final design of development. The following analysis considers the merits of the recommended amendments as generally provided previously in the December 12, 2011 Staff report. It also considers the appropriateness of the amendments in the context of additional land use policies which have been introduced subsequent to 2011 and specifically considers the implications introduced by recommended revisions to the previously recommended amendments.

<p>Date Application Accepted: The application was originally initiated on October 4, 2011. Revised applications were initiated upon direction from Municipal Council on November 19, 2013.</p>	<p>Agent: N/A</p>
<p>REQUESTED ACTION:</p> <ul style="list-style-type: none"> • Possible amendment to Schedule A – Land Use – of the Official Plan FROM a Low Density Residential TO a Multi-Family, Medium Density Residential designation. • Possible amendment to the Official Plan to add a Special Policy to Chapter 3 (Policies for Specific Residential Areas) to permit the development of multi-unit buildings in the form of apartment buildings, stacked townhouses, townhouses and a small-scale convenience commercial component located within the ground floor of an apartment building, on the eastern half of the subject lands and townhouses on the western half and southern portion of the subject lands in conformity with the <i>Richmond Street-Old Masonville Master Plan and Urban Design Guidelines</i>. • Possible amendment to Section 19.2 of the Official Plan to adopt the <i>Richmond Street-Old Masonville Master Plan and Urban Design Guidelines</i> for the development of these lands as an official guideline document to the Official Plan. • Possible amendment to the Zoning By-law Z.-1 FROM a Residential R5 Special Provision/Residential R6 Special Provision (R5-2(12)/R6-4(14)) Zone AND a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone TO a Holding Residential R5 Special Provision (h-5•h-(*)•h-(**))•R5-2(*) Zone for the properties located at 1607, 1609, and 1611 Richmond Street AND a Holding Residential R9 Special Provision (h-5•h-(*)•h-(**))•R9-7(***) Zone for the properties located at 1615, 1619, 1623 and 1627 Richmond Street AND a Holding Residential R9 Special Provision/Convenience Commercial Special Provision (h-5•h-(*)•R9-7(**)/CC4(*) Zone for the properties located at 1631, 1635, and 1639 Richmond Street AND a Holding Residential R9 Special Provision (h-5•h-(*)•h-55•R9-7(*) Zone for the properties located at 1643, 1649, and 1653 Richmond subject to an h-5 holding provision to ensure a public site plan review; an h-(*) holding provision to ensure that future development is consistent with the proposed Master Plan and Urban Design Guidelines; an h-(**) holding 	

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provision to require that a storm/drainage and a stormwater management (SWM) servicing design report has been prepared and accepted to ensure that future development has the sufficient storm outlet and SWM servicing; and, an h-55 holding provision to require the completion of a traffic impact study prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads, and the roadway improvements required to accommodate this development.

SITE CHARACTERISTICS:

- **Current Land Use** – Single Detached Dwellings/Home Occupations
- **Frontage:**
 - 1607-1611 Richmond Street ≈ 70 metres (229.7 feet)
 - 1615-1627 Richmond Street ≈ 75 metres (246.1 feet)
 - 1631-1639 Richmond Street ≈ 113 metres (370.7 feet)
 - 1643-1653 Richmond Street ≈ 76 metres (249.3 feet)
- **Depth:**
 - 1607 Richmond Street ≈ 57 metres(187.0 feet)
 - 1609 Richmond Street ≈ 87 metres (western 23m not subject to this application)
 - 1611 Richmond Street ≈ 64 metres (210.0 feet)
 - 1615-1653 Richmond Street ≈ 92 metres (301.8 feet)
- **Area:**
 - 1607-1611 Richmond Street ≈ 4,300m² (1.06 acres)
 - 1615-1627 Richmond Street ≈ 6,890m² (1.70 acres)
 - 1631-1639 Richmond Street ≈ 10,380m² (2.56 acres)
 - 1643-1653 Richmond Street ≈ 7,020m² (1.73 acres)
- **Shape** – Rectangular

SURROUNDING LAND USES:

- **North** - TD Canada Trust Branch
- **South** - Single Detached Dwelling (Designated under Part IV of the *Ontario Heritage Act*)
- **East** - Masonville Mall/Mid-rise Apartment Buildings (zoned for height of 14 metres)
- **West** - Single Detached Dwellings

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map on Page 11)

Low Density Residential – Primary permitted uses in areas designated Low Density Residential shall be single detached, semi-detached, and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of the Official Plan and provided they do not exceed the maximum density of 30 units per hectare. Residential Intensification may also be considered in a range up to 75 units per hectare.

EXISTING ZONING: (refer to Zoning Map on Page 12)

Residential R5 Special Provision/Residential R6 Special Provision (R5-2(12)/R6-4(14)) AND Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone – Permits cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, and cluster townhouse dwellings subject to a special zoning provision which regulates the minimum lot area (0.6 ha.), minimum lot frontage

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(70m), maximum lot coverage (35%), maximum density (30 units per hectare), maximum height (10.5m), minimum front yard depth (3m), minimum rear yard depth (7.5m) and restrictions on the location of parking areas with a holding provision requiring a public site plan review of the proposed development, with the exception of 1639 Richmond Street where the holding provision has been removed.

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Aerial Photo Location Map

File No.: OZ-7965 MT

Date Prepared: 2013/12/20 CK

SCALE: 1:2,500

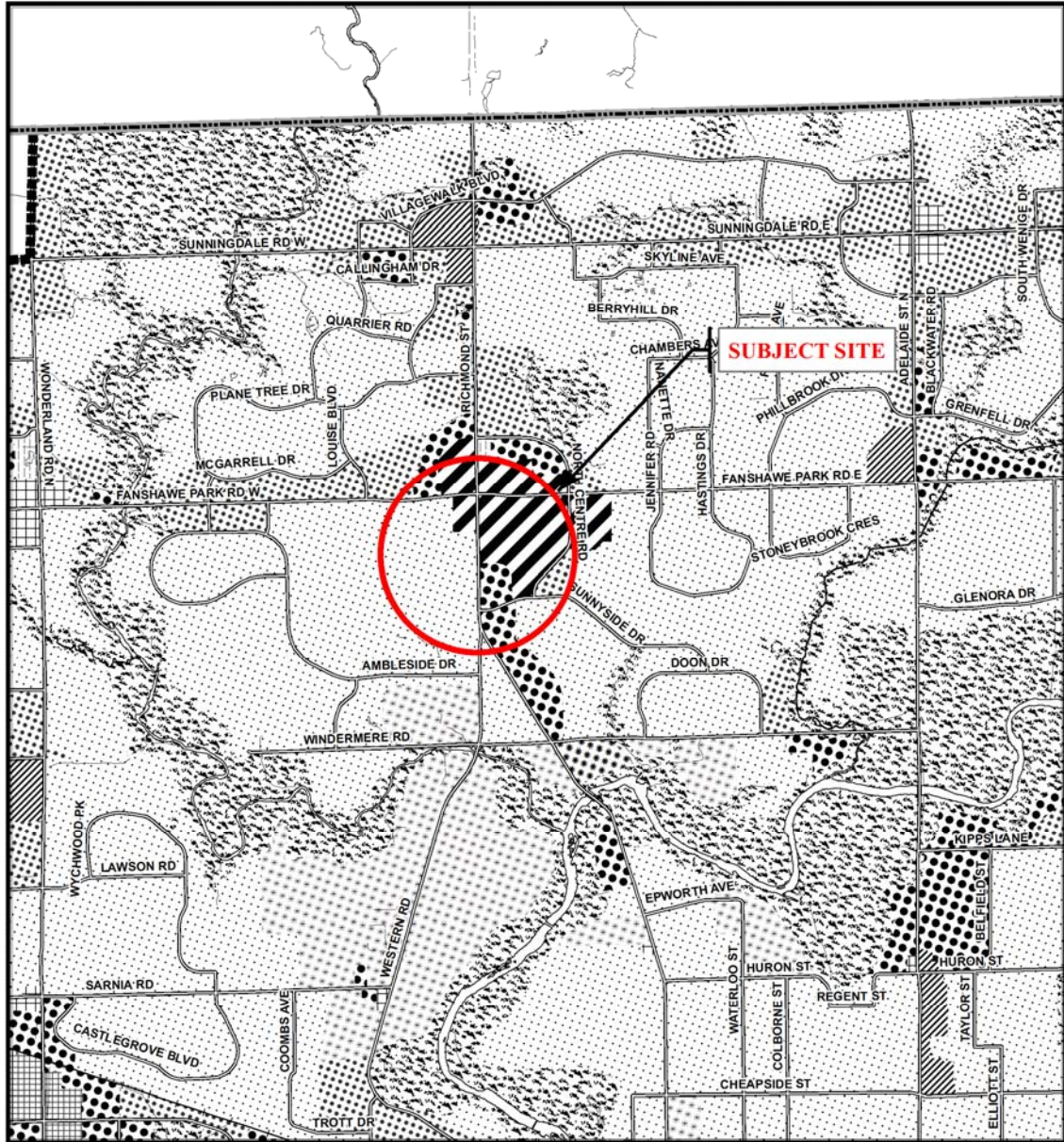


Prepared by : Graphics & Information Services, Planning Division, Corporation of the City of London
Photography based on April 2010 flight info.

Note: Parcel linework, when shown, is not for official or legal use.

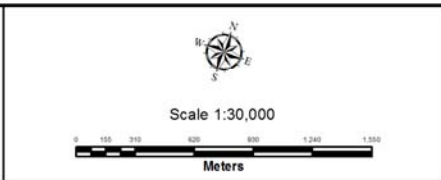
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Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential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

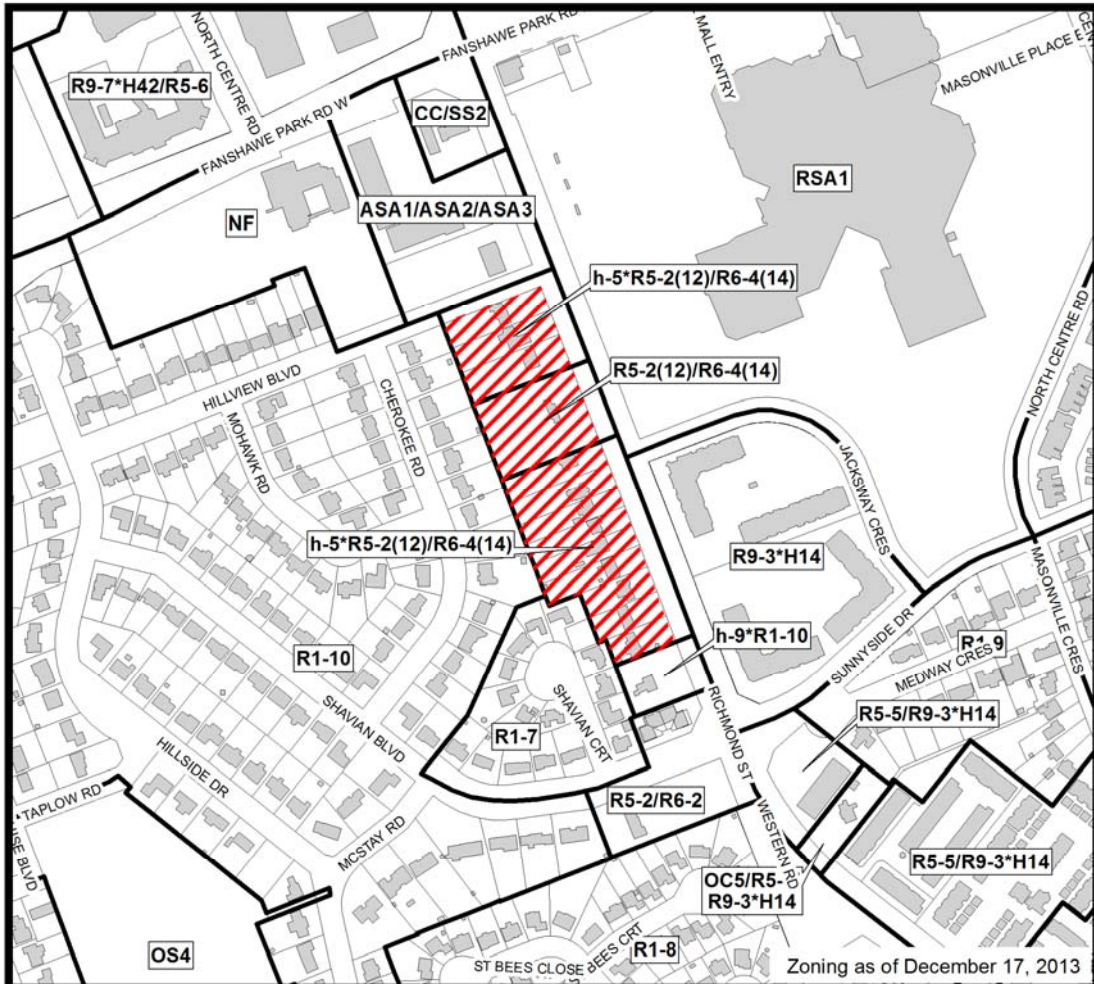
CITY OF LONDON
 Department of
 Planning and Development
 OFFICIAL PLAN SCHEDULE A
 - LANDUSE -
 PREPARED BY: Graphics and Information Services



FILE NUMBER: OZ-7965
 PLANNER: MD
 TECHNICIAN: CK
 DATE: 2013/12/20

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-5*R5-2(12)/R6-4(14) & R5-2(12)/R6-4(14)

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

- 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

- 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

2) ANNEXED AREA APPEALED AREAS

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:
OZ-7965 MD

MAP PREPARED:
2013/12/20 CK



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

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PLANNING HISTORY

Townhouse Proposal

In April 2004, an application for a Zoning By-law amendment was received from Mr. Farid Metwaly for the lands at 1639 Richmond Street requesting that the subject property be rezoned to permit cluster townhouse and stacked townhouse uses. Recognizing the merit in considering the development of this portion of the Richmond Street corridor/Masonville Node in a more comprehensive manner, City Staff were subsequently directed to initiate a Zoning By-law amendment application for the remainder of the lands along the corridor comprising 1607-1653 Richmond Street.

As a result of the City initiated re-zoning process, in 2004, Council amended the Zoning By-law to permit the development of cluster dwellings in the form of single detached, semi-detached, and townhouses for the lands between 1607-1653 Richmond Street. Whereas the initial Staff recommendation would have required that additional lands be consolidated with 1639 Richmond Street prior to redevelopment, the revised Zoning By-law amendments (introduced after further consultation with representatives of the neighbourhood and the applicant) facilitated the redevelopment of the lands at 1639 Richmond Street without the need for further lot consolidation. This Zoning By-law included an “h-5” holding provision requiring that a public site plan review be conducted and the applicant enter into a development agreement with the municipality prior to its removal.

In September of 2009, the applicant submitted an application to remove the “h-5” holding provision for the lands at 1639 Richmond Street in order to facilitate a proposed cluster townhouse development. In order to permit the removal of the “h-5” holding provision, a public site plan review was conducted at a meeting of the Planning Committee. Site Plan Staff recommended that the proposed site plan, landscape plan, building elevations and development agreement be approved. Notwithstanding the recommendation of Site Plan Staff, this application was referred back to Staff in order to address community concerns. In December of 2009, the applicant appealed the application for site plan approval to the Ontario Municipal Board (OMB) on the basis that the municipality failed to make a decision on approval of the application within the 30-day prescribed time period. In January of 2010, the applicant also appealed the request to remove the holding provision to the OMB on the basis of the municipality’s non-decision. In September of 2010 the OMB issued a decision indicating that it was satisfied that the proposed development was consistent with the Official Plan and Zoning By-law and approved the site plan and ordered that the holding provision be lifted. Municipal Council subsequently lifted the “h-5” holding provision at 1639 Richmond Street in November of 2010.

It should be noted that this zoning currently remains on the subject lands.

Council Resolution for Planning Study

March 7, 2011, in light of continuing community concerns regarding the approved site plan and cluster townhouse development proposed for 1639 Richmond Street, the Built and Natural Environment Committee (BNEC) received a letter from the ward councillor requesting that a City-initiated zoning amendment be undertaken for these lands to consider a form and intensity of development that:

- Is supportive of infill;
- Is respectful of the character of the corridor and the neighbourhood to the west;
- Allows for an appropriate density of use (recognizing the propensity for 5 bedrooms per unit within residential development at this location);
- Manages and mitigates impacts on the rear yards of development to the west;
- Manages and consolidates access to avoid impact on Richmond Street; and,
- Provides for a built form and urban design that enhances the Richmond Street corridor and Masonville node.

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**File: OZ-7965
Planner: Mike Davis**

On March 21, 2011, Municipal Council resolved:

*That, in response to a communication dated February 18, 2011 from Councillor M. Brown requesting a City-initiated rezoning of the properties located on the western portion of the Richmond Street corridor between Shavian Boulevard and Hillview Boulevard, the Civic Administration **BE REQUESTED** to report back at a future meeting of the Built and Natural Environment Committee with respect to a zoning amendment for these lands, excluding 1639 Richmond Street, that considers the form and intensity of development that is in keeping with that which is desired by the community.*

In response to this Council resolution, Planning Staff undertook a series of consultation sessions with representatives of the Old Masonville Community, Mr. Farid Metwaly, Civic Administration, and the Ward Councillor. The result of these collaborative consultation efforts was a new vision for the lands encompassing 1607-1653 Richmond Street which adds residential intensity along the Richmond Street corridor and Masonville node while increasing the setbacks from the existing single detached dwellings to the south and west, reducing the number of bedrooms per dwelling unit, and appealing to a wide mix of residents.

On October 17, 2011 Planning Staff reported back to the Built and Natural Environment Committee indicating that Civic Administration had initiated an application for Official Plan and Zoning By-law amendments for these lands, consistent with the March 21, 2011 Council resolution, and, additionally, were preparing a Master Plan to be considered for adoption as a Guideline Document to the Official Plan. At this time, Civic Administration were also directed to have a traffic impact assessment prepared to assist with area transportation policies and development conditions, to identify the costs associated with storm sewer capacity improvements required to accommodate the proposed development between Hillview and Shavian Boulevards, and to identify sources of financing to undertake these works in 2012.

New Comprehensive Development Concept

On January 10, 2012, Council resolved to introduce a series of by-laws to amend the Official Plan and Zoning By-law. The proposed amendments were intended to facilitate development that is consistent with the concept prepared collaboratively by the range of stakeholders during the 2011 planning process. Further to Council’s general support for the proposed amendments, it was resolved that:

*Three readings of the by-laws enacting the Official Plan and Zoning By-law amendments, as recommended in clauses (a) to (h) above, **BE WITHELD** until such time as site plan approval has been obtained for the properties at 1631, 1635, and 1639 Richmond Street, following a public site plan review and a development agreement entered into with the City of London, which is consistent with the site plan drawings and elevation drawings attached hereto as Appendix “I”;*

The above clause, withheld three readings of the enacting by-laws in order to provide assurance to the City and the Community that the development of 1631, 1635 and 1639 Richmond Street would proceed in a manner consistent with the concept prepared collaboratively among stakeholders (Appendix “I” to this report).

Prior to recommending the above clause to withhold three readings of the by-laws, Planning Staff had favoured the use of an “h-(*)” holding provision on all of the properties including Mr. Metwaly’s lands (1631-1639 Richmond Street) in order to ensure that future development was consistent with the proposed master plan and urban design guidelines. Due in part to his previous experience with attempting to remove holding provisions for his townhouse development in 2009, Mr. Metwaly expressed concern with the use of the “h-(*)” holding provision on his lands. As Mr. Metwaly’s cooperation had been integral throughout the comprehensive planning process and, considering that Site Plan approval was obtained for the

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File: OZ-7965
Planner: Mike Davis

townhouse proposal which was the impetus for the initial Council Resolution to Planning Staff to reconsider the zoning, the recommendation to withhold three readings of the enacting by-laws until site plan approval was obtained for the apartment proposal was viewed by Staff as a suitable compromise in that it would achieve the desired objective of ensuring that the development of 1631-1639 Richmond Street was in accordance with the concept provided in Appendix "I" of this report.

The remainder of the lands subject to the recommended amendments including 1607-1611 Richmond Street, 1615-1627 Richmond Street and 1643-1653 Richmond Street included "h(*)" and "h(**)" holding provisions which required that "future development be consistent with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* and that a stormwater management (SWM) servicing design report be prepared and accepted to ensure that future development has the sufficient storm outlet and SWM servicing".

In order to provide the required storm outlet capacity and to allow the future residential intensification project to proceed, the City proposed an upgrade to the existing storm outlet system. These proposed works were intended to include reconstruction/upgrading of more than 1 km of the storm sewer system along Richmond Street in order to provide the required storm outlet and the SWM measures/works for the subject lands, as well as the provision of the adequate flow conveyance system for the total drainage area at an estimated total (including proposed road works) cost of \$1.5 million. The upgrade to the existing storm outlet system had proposed to incorporate both the development and future roadway needs simultaneously to avoid duplication of work in the future.

Since the January 2012 resolution, the three readings of the by-laws required to adopt the recommended Official Plan and Zoning By-law amendments have not been introduced given that the requirement to obtain site plan approval for the properties at 1631-1639 Richmond Street has not been met. The associated SWM and road upgrades along the Richmond Street agreed to by the City have also been deferred as a result of the inaction on site plan approval following the decision of Council in January 2012.

Revised Applications

In October of 2013, Planning Staff received correspondence from Mr. Metwaly expressing his on-going commitment to undertake construction of the proposed development concept created in collaboration with the community, but also expressing a concern about the cost and uncertainty of undertaking a site plan approval process which will culminate in the introduction of the three readings of the by-laws which may then subsequently be appealed to the Ontario Municipal Board. It is important to note that the delay in introducing three readings of the by-laws has resulted in the zoning approved in 2004 to permit townhouse dwellings continuing to apply to these lands.

As an alternative, Mr. Metwaly requested that the City revise the previous amendments such that his lands be rezoned to facilitate the proposed development concept with holding provisions, consistent with the approach favoured by Planning Staff in 2011. The result was intended to be that: Mr. Metwaly would achieve certainty with regard to his land use permissions prior to him initiating the Site Plan approval process; the community would obtain safeguards in the form of holding provisions which would require that the proposed development concept be approved prior to the removal of the holding provision; and, the City would also benefit by knowing that any investment made in the form of stormwater infrastructure improvements would be adequately sized to accommodate a certain form of development.

As a result of Mr. Metwaly's request, and Staff's previous support for the use of holding provisions on the properties including 1631, 1635 and 1639 Richmond Street, Planning Staff prepared a report to the Planning and Environment Committee seeking direction to initiate new applications which would provide for a form of development that is consistent with the concept plan developed through the 2011 planning process but include the use of holding provisions to secure certainty in the final design of Mr. Metwaly's site development.

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**File: OZ-7965
Planner: Mike Davis**

In accordance with the November 12, 2013 staff report and recommendation from the Planning and Environment Committee, on November 19, 2013, the Municipal Council for the City of London resolved that on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the lands on the West Side of Richmond Street, between Hillview Boulevard and Shavian Boulevard:

- (a) *Civic Administration BE DIRECTED to process an amended Zoning By-law amendment application and to re-initiate discussions with the community regarding the implementation of the proposed development concept for the lands located at 1631, 1635 and 1639 Richmond Street, as appended to the staff report dated November 12, 2013 as Appendix "A"; it being noted that Appendix "A" was developed collaboratively with the property owner (Mr. Farid Metwaly), staff and members of the community and provided the basis for the previously proposed amendments; it being further noted that on January 10, 2012, the Municipal Council resolved to withhold three readings of the enacting by-laws for the previously initiated Official Plan and Zoning By-law amendments until such time as the owner of 1631, 1635 and 1639 Richmond Street obtains site plan approval for these lands to ensure that development proceeds in accordance with the proposed development concept; it also being noted that the Civic Administration has previously initiated an application for Official Plan and Zoning by-law amendments for these lands at the direction of the Municipal Council and prepared a Master Plan to be considered for adoption as a Guideline Document to the Official Plan.*

Since the November 19, 2013 Council resolution noted above, Staff have circulated Notice of the Revised Applications and have conducted a Community Information Meeting in order to solicit additional comments from the public and ensure that members of the public were informed about the nature and impact of the proposed revisions. This report represents the culmination of the process to re-initiate discussions with the community and is intended to provide Council with recommended amendments that consider the appropriate revisions to the previous amendments initiated by the City in 2011.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

2011 CIRCULATION:

Urban Forestry

No comments

London Hydro

No objection

London Transit Commission

London Transit Commission is pleased that the City of London is pursuing a comprehensive Official Plan and Zoning By-law amendment for 1607, 1609, 1611, 1615, 1619, 1623, 1635, 1639, 1643, 1649 and 1653 Richmond Street. The subject properties are located along a key transit corridor and near a major transit node as identified in LTC's Long-term Transit Growth Strategy and confirmed through the 2006 Official Plan Review (OPA 438) and the London 2030 Transportation Master Plan process. London Transit would like to be included in the proposed Master Plan process with respect to the following supportive Official Plan policies:

18.2.11 Public Transit Policies

Development Applications

- iv) In the review of development applications that involve projects which will generate significant demand for public transit service, consideration shall be given to the provision of on- or off-site*

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**File: OZ-7965
Planner: Mike Davis**

facilities such as benches, rest areas and climate shelters, and other amenities, and to road improvements that will facilitate transit service and be conducive to its use. Consideration shall also be given to the siting of structures, parking lots, fencing and berming to ensure that development is oriented to the street and is pedestrian and transit friendly.

While the Masonville transit terminal is within walking distance of the subject properties there is also a conventional transit stop located at 1627 Richmond St. Consideration should be given to integrating the stop location with the development to improve passenger amenities given the likelihood of increased ridership at this stop.

Transit Reliance

viii) Council will promote increased mobility opportunities for all residents by encouraging the location of accessible transportation facilities on-site or in close proximity to major "trip generating" land uses, and through the implementation of policies 18.2.11. i) through x) with added consideration for those areas frequented by persons reliant on the public transit system.

Provision for shared accessible transit and paratransit facilities should be addressed through the Master Plan process as opposed through individual site plan applications. Examples include multi-access parking layout as depicted in the concept plan, a turning circle in close proximity to the building entrances, or a designated on-street paratransit lay-by with barrier-free access to all buildings on site. Design elements that may limit the accessibility 10 transit stops should not be permitted.

Form of Development

x) Council will promote a development pattern that increases access to and opportunity for public transportation by encouraging higher density, mixed use forms of development at major intersections. For existing and planned major shopping areas and community and regional facilities, Council will promote transit access, including the provision of accessible on-site transit facilities, through the development review process. Council will also promote transit friendly land uses along major corridors which support a high frequency of transit service.

18.2.11.1. Transit Nodes and Corridors

Council shall support the long term development of compact, transit oriented and pedestrian friendly activity centres at identified nodes and corridors, The Downtown and the Transit Nodes and Transit Corridors as shown on Figure 18, 1 are target areas for growth, redevelopment and revitalization, Policies that support growth, redevelopment and revitalization in these areas are provided below and throughout the Plan.

ii) Residential intensification and employment development will be encouraged adjacent to Transit Nodes and along Transit Corridors. In addition to these primary residential and employment land uses, other land uses which help create complete communities such as recreation, neighbourhood commercial, and public service facilities will be encouraged to integrate with these units.

The proposed Official Plan and Zoning By-law amendment to facilitate residential intensification is in support of the above transit oriented land use policies.

Upper Thames River Conservation Authority (UTRCA)

The subject property is not affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the Conservation Authorities Act.

AREA OF HIGH VULNERABILITY	VULNERABILITY SCORE	THREATS & CIRCUMSTANCES
Highly Vulnerable Aquifer (HVA)	6	Moderate & Low Threats

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NOTE: At this time, certain activities on this property may be considered Moderate or Low threats to drinking water.

As indicated, the Source Protection Plan is currently being developed and as such, the UTRCA cannot speculate what the Plan might dictate for such areas. Under the CWA, the Source Protection Committee has the authority to include in the Source Protection Plan that may prohibit or restrict activities identified as posing a significant threat to drinking water. Municipalities may also have or be developing policies that apply to vulnerable areas when reviewing development applications. Proponents considering land use changes, site alteration or construction in these areas need to be aware of this possibility.

Bell Canada

A detailed review of the Official Plan Amendment application has been completed and an easement may be required to service the subject property, depending on a review of more detailed applications under the Planning Act.

Please be advised that Bell Canada requests to be circulated on any future draft plan of subdivision, draft plan of condominium, site plan, or any development application, that is proposed to implement the subject Official Plan Amendment and Zoning By-law Amendment application. Through these processes, Bell Canada will provide a more detailed review and comments with respect to any requirements Bell Canada may have to service the subject property.

Urban Design Peer Review Panel (UDPRP)

Thank you for taking the time to meet with the Urban Design Peer Review Panel to discuss the proposed multi-family residential development located on the west side of Richmond Street

The Panel notes that this is a city initiated official plan and re-zoning of the subject properties. It is noted that Mr. Farid Metwaly is currently in the process of redeveloping three properties within the identified group of properties noted above. These properties are known as 1631, 1635 and 1639 Richmond Street. The Panel's review is based on the Urban Design Principles found in Chapter 11 of the Official Plan and the Draft Richmond Street from Hillview Boulevard to Shavian Boulevard Urban Design Guidelines.

A presentation by Mr. Tomazincic was made to the panel members that included a Conceptual Master Plan of all properties from 1607-1653 Richmond Street, a section through the properties from north to south as well as three dimensional block diagrams of the proposed building massing and text documentation to support the drawings and diagrams. In addition, building elevations of an apartment building and townhouses proposed for 1631, 1635, 1639 Richmond Street by Mr. Metwaly was also provided and shown in context with the overall Conceptual Master Plan.

The Panel has the following comments regarding the proposed development:

1. The following comments apply to the Conceptual Master Plan in general:

- 1.1 The placement of the apartment buildings near the street line, with the parking and driveways hidden from the street is an acceptable form of urban design for this type of development.*
- 1.2 The opportunity for underground parking should be maximized - to the extent that is financially viable – and surface parking should be limited. All entrances including those to the underground parking should be carefully considered. Soil depths should follow current practices for landscaping over roof deck structures to facilitate the installation of trees and other landscape amenities.*
- 1.3 The proposed townhouses are an appropriate method of making the transition from the proposed six storey apartment structure to the existing single family structures to the West of the property.*

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- 1.4 *The increased rear yard setback from the townhouses to the west property line is noted and is commended as it will provide a greater separation and retain several existing mature trees along the west boundary.*
 - 1.5 *Opportunities to connect the internal driveway of 1631, 1635, 1639 Richmond Street to future developments north and south of the properties is noted and encouraged.*
 - 1.6 *The addition of a limited amount of parallel parking in a parking aisle separate from the travelled lanes along the Richmond Street frontage is encouraged to accommodate any proposed retail commercial uses in the main floor of the buildings.*
2. *The following comments apply to the elevations depicting the apartment building proposed for 1631, 1635, 1639 Richmond Street as well as potential future buildings to the north and south along the Richmond Street frontage:*
- 2.1 *The six storey building mass along Richmond Street appears to be monolithic and uninterrupted. The applicant is encouraged to consider stepping the upper two floors back from Richmond Street and at the ends of the building to give the appearance of a four storey mass from the sidewalk.*
 - 2.2 *The applicant is encouraged to investigate additional techniques such as projections and recesses along the building face to reduce the apparent massing including a varied material/colour palette.*
 - 2.3 *The applicant is encouraged to explore a higher level of detailing for the corner treatments of the apartment building to emphasize and distinguish the corners from the main façade of the building.*
 - 2.4 *The inclusion of retail/commercial space on the main floor along Richmond Street is encouraged.*
 - 2.5 *Where residential units are proposed at the street level, the applicant is encouraged to investigate methods to increase occupant privacy. Suggested techniques may include increasing the setback from the building face to the sidewalk, introducing an elevation change (i.e. stairs) at the entrances to the units and adding landscape features (i.e. planting or short fencing) to create a buffer between 'public' and 'private' realms.*
 - 2.6 *The applicant may wish to consider reducing the number of residential units fronting directly on to Richmond Street by substituting complimentary residential amenities such as common rooms and/or athletic facilities that could present an active use along the Richmond Street streetscape*

Environmental and Engineering Services Department (EESD)

The City of London's Environmental and Engineering Services Department offers the following comments with respect to the aforementioned Official Plan and Zoning By-law amendments application:

- *The applicant is advised that servicing issues (water, sanitary and storm) will be addressed prior to actual redevelopment of the above-noted subject lands.*
- *The applicant will address all transportation issues as per ongoing communication/correspondence with the Transportation Division.*

The above comments, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.

Urban Design

The proposed elevations and site plan concept have been reviewed and the following comments are provided:

- *The overall site plan concept generally conforms with the Richmond Street – Old Masonville Master Plan and Urban Design Guidelines (UDGs). However, the southwest corner (termination of the Jacksway Crescent driveway) of the proposed site concept plan is not consistent with the UDGs, which indicates an amenity space area at this location. In addition, the UDGs at this location identify landscaping in front of the end dwelling unit to further enhance this focal point. At present, the proposed concept plan*

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Planner: Mike Davis

(by the applicant) indicates vehicular parking stalls, which is not the desired design response;

- *The elevations overall meet the intent of the design guidance found in the UDGs. The following minor changes are required for built form:*
 - a) *Further vertical architectural expressions are needed to articulate the Richmond Street facade (Front East) in order to break down the visual bulk of the building;*
 - b) *The mechanical penthouse and roof top features at the north and south corners of the building need to be better architecturally integrated with the overall massing of the building. These elements should not look as though they are separate from the building, but form part of the massing and form.*

Overall, this is a positive development for the area and has generally met the intent of the site specific urban design guidelines. Urban design staff looks forward to working with the applicant to refine the above noted minor details. Please advise if you have any questions.

Stormwater Management Unit

SWM Unit requests a holding until proper drainage and capacity within the sewer system can be verified and the appropriate outlet for the site is identified.

London Advisory Committee on Heritage (LACH)

The LACH asked that Mr. Tomazincic be advised that there are Provincial Property Standards in place to protect designated heritage properties.

2011 PUBLIC LIAISON:	On October 7, 2011, Notice of Application was sent to 331 property owners in the surrounding area. Notice of Application was also published in the "Living in the City" section of the London Free Press on Saturday, October 8, 2011. On November 25, 2011, Notice of Public Meeting was sent to 331 property owners in the surrounding area. Notice of Public Meeting was published in the "Living in the City" section of the London Free Press on Saturday, November 26, 2011.	13 replies were received 10 Written 3 Telephone
Nature of Liaison: The proposed amendment is to facilitate the development of multi-unit buildings in the form of apartment buildings and stacked townhouses on the eastern half of the subject lands and townhouses on the western half of the subject lands, and to permit a small-scale, accessory convenience commercial component, located within the ground floor of an apartment building, to service the residents and immediate neighbourhood. The development of these lands will be consistent with the <i>Richmond Street-Old Masonville Master Plan and Urban Design Guidelines</i> and special Official Plan policies to provide direction for a comprehensive development including internal access between the subject lands and building forms and heights that decrease in height and intensity from the northern portion to the southern portion and from the eastern half to the western half of these lands.		
Responses: 13 responses including: 2 in support, 4 general inquiries, and 7 expressing concern about the proposed amendments.		
2 Expressions of Support		
<ul style="list-style-type: none"> – proposal is consistent with several policy and guideline documents – appropriately located within a major node – essential to future BRT/LRT – proposal has incorporated significant stakeholder consultation receiving wide acceptance – intensification is positive for the City of London and contemplated under PPS 		
7 Expressions of Concern		
<ul style="list-style-type: none"> – the development proposal is inverted. The higher intensity residential development should be located away from the northern portion where Masonville Mall and a Bank are located. – intensity and height should be uniform across the entire project – the neighbourhood is experiencing significant traffic issues. The proposed development will 		

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only add to the cut-through traffic concerns

- concern about noise, garbage, property maintenance issues, and other nuisance matters
- concern about the loss of vegetation and views from the east side of Richmond Street
- concern about the potential for these units to turn into student housing
- concern about the significant change in density from single detached dwellings to mid-rise apartment buildings
- concern about the general neighbourhood impacts with the potential addition of several hundred more people
- concern about decreasing property values
- no concern expressed with the potential of adding seniors housing to these lands but there is concern about the addition of residential apartments given the potential for student housing

2013 CIRCULATION:

Urban Forestry

No Comment

Wastewater and Drainage Engineering

No Objections

Upper Thames River Conservation Authority

No objections to this application

2013 PUBLIC LIAISON:	<p>On November 21, 2013, Notice of the Revised Application was sent to 443 property owners in the surrounding area. Notice of Revised Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on November 21, 2013. On December 23, 2013, Notice of Public Meeting was sent to 443 property owners in the surrounding area. Notice of Public Meeting was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on December 26, 2013.</p>	5 written replies were received
<p>Nature of Liaison: The purpose and effect of the proposed amendments is to facilitate the development of multi-unit buildings in the form of apartment buildings or stacked townhouses on the eastern half and townhouses on the western half of the subject lands. The development of these lands will be consistent with a Master Plan and Urban Design Guidelines and special Official Plan policies that will provide direction for a comprehensive development including internal access between the subject lands and building forms and heights that decrease in height and intensity from north to south and from east to west. Conceptual renderings of the proposed form of development have been provided for further reference in this regard.</p> <p>These proposed Official Plan and Zoning By-law amendments were previously considered by Municipal Council in January of 2012. At that time, Council resolved to withhold three readings of the enacting by-laws until such time that site plan approval had been obtained for the properties at 1631, 1635, and 1639 Richmond Street, following a public site plan review and a development agreement entered into with the City of London, which was consistent with site plan and elevation drawings developed collaboratively through consultation with Planning Staff, the Ward Councillor, Farid Metwaly (Owner of 1631, 1635 and 1639 Richmond Street) and members of the community. The Official Plan and revised Zoning By-law amendments now being considered by Council, as described in this notice, will result in the same form of development as proposed through the original applications but rather than withhold three readings of the by-laws, Council will consider introducing the by-laws with the</p>		

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application of holding provisions to ensure that the development of 1631, 1635 and 1639 Richmond Street proceeds in accordance with the established development concept, as generally provided by the Master Plan and Urban Design Guidelines, by requiring a development agreement be entered into with the City of London prior to removal of the holding provision.

Responses: 5 responses were received including: **3 in support**, and **2 expressing concern** about the proposed amendments. These comments are attached to this report and summarized as follows.

3 Expressions of Support

- welcome shift from low density to more sustainable compact community
- intensification and mixed use fits well into surrounding area
- old-masonville ratepayers association continues to support the proposed amendments
- proposal has incorporated significant stakeholder consultation receiving wide acceptance

2 Expressions of Concern

- concern about the significant change in density from single detached dwellings to mid-rise apartment buildings and associated loss of privacy
- concern about the general neighbourhood impacts with the potential addition of several hundred more people
- concern about decreasing property values
- concern about impact of recommended amendments on viability of future application for medical office

ANALYSIS

Subject Lands

The subject lands are situated on the west side of Richmond Street, extending from Hillview Boulevard, southward, to approximately 75 metres north of Shavian Boulevard. The subject lands have an approximate combined frontage of 334 metres (1,096 feet) and encompass approximately 2.86 hectares (7.1 acres). The subject lands are designated Low Density Residential on Schedule “A” – Land Use – of the Official Plan and Richmond Street is classified as an Arterial Road on Schedule “C” – Transportation Corridors – to the City of London Official Plan with an average daily traffic volume of 29,000 vehicles.

The east side of this portion of the Richmond Street corridor is characterized by a large regional shopping centre (Masonville Mall) as well as four low-rise apartment buildings. These low-rise buildings are zoned to permit a maximum density of 100 units per hectare (40 units per acre) and height of 14 metres (46 feet). The buildings are constructed with 4-storeys comprised of 1 storey situated within a raised basement and 3-storeys above grade.

The land use to the south of the subject lands is a single detached dwelling designated under Part IV of the *Ontario Heritage Act*. As a result, it has been excluded from consideration as part of the recommended amendment. To the west are single detached dwellings that form the interior of the Old Masonville neighbourhood. To the north of the subject lands is a TD Canada Trust branch as well as additional lands zoned for commercial development (Masonville Plaza). Also, northwest of the subject site, is the Masonville Public School.

In 2004, the subject lands were rezoned to permit cluster townhouses subject to site-specific zoning regulations and a holding provision for public site plan review but, to date, have not been developed for these uses. The subject lands are comprised of legal non-conforming single detached dwellings with a large lot fabric. Some of these dwellings have been converted for a mix of home occupation uses.

Nature of Application

Agenda Item # Page #

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File: OZ-7965
Planner: Mike Davis

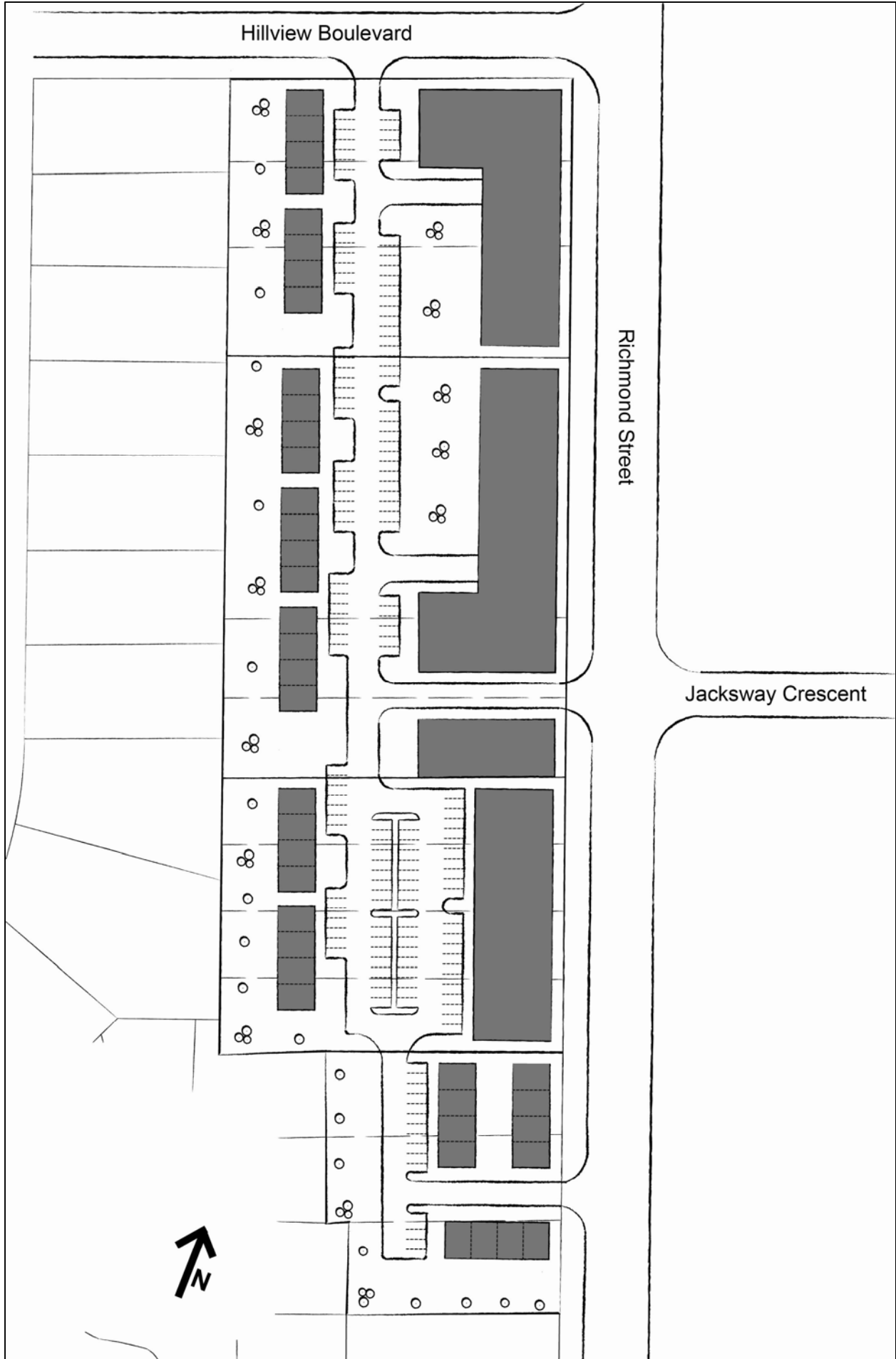
The intent of recommended amendments to the Official Plan and Zoning By-law is to change the range of permitted uses from townhouses to a mix of townhouses, stacked townhouses and mid-rise apartment buildings that provide for a maximum of 3 bedrooms per dwelling unit and a small-scale, accessory convenience commercial component intended to service the residents and local neighbourhood.

As a primary component of the amendments, it is recommended that a Master Plan and Urban Design Guidelines be adopted to provide additional and specific guidance for the development of these lands. The Master Plan and Urban Design Guidelines provide for the development of higher intensity residential uses in the form of apartment buildings along the northern and eastern portions of the subject lands which abut the Richmond Street corridor and higher intensity commercial and residential uses on the east side of Richmond Street, with lower intensity residential uses on the western and southern portion of the subject lands were they abut single family residences (See Figure 1 below).

The recommended amendments will require the comprehensive development of these lands by providing for an internal driveway network and mutual access arrangements which collectively limit vehicular access points onto the Richmond Street corridor.

The Master Plan and Urban Design Guidelines also augment certain mitigation features provided in the current zoning regulations including the doubling of setback distances from the neighbouring low density residential properties to the west and south and requiring that these setback distances be used for landscaped open space to buffer the future development from the abutting single detached dwellings. The recommended amendments are also intended to help facilitate the viability of planned higher order transit along the Richmond Street corridor and support the character and function of the Masonville node.

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(Figure 1: Conceptual Master Plan for the development of the subject lands)

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Provincial Policy Statement, 2005

The *Provincial Policy Statement, 2005 (PPS)* provides policy direction on matters of provincial interest related to land use planning and development outlined in Section 2 of the *Planning Act*. The objectives of the PPS pertain to three major policy areas including 1.0 – Building Strong Communities, 2.0 – Wise Use and Management of Resources, and 3.0 – Protecting Public Health and Safety. The PPS is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are applied to each situation. Section 3 of the *Planning Act* requires that decisions of any authority affecting planning matters “shall be consistent” with the PPS. As it relates to this application, the PPS provides the following direction.

One of the primary objectives of the Province as expressed in the PPS is to facilitate the efficient use of lands and infrastructure within urban areas. The policies of the PPS provide for the efficient use of land and resources in urban areas, primarily by promoting *intensification*. The PPS defines *intensification* as the development of a property, site or area at a higher density than currently exists through development of vacant and/or underutilized lots.

Policy 1.1.3.3 of the PPS states that, “*Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas...and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*” It is worth noting that *redevelopment* is defined as, “the creation of new units, uses or lots on previously developed land in existing communities” and *infrastructure* is defined as, “physical structures that form the foundation for development... [including] transit and transportation corridors and facilities...”

As indicated above, the PPS requires that Council promote opportunities for development of new units on previously developed land in existing communities at a higher density that currently exists where it can be accommodated taking into account existing building stock and available infrastructure, including such services as water, sewage, and transit, required to accommodate the projected needs. The recommended amendments will provide for intensification and redevelopment through a built form which decreases in height and intensity from the northern portion to the southern portion and from the eastern half to the western half of these lands to, providing for intensity along the Richmond Street corridor and increased setbacks from surrounding single family residential development to the east and south.

Policy 1.5.1 states that, “*Healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, and facilitate pedestrian and non-motorized movement, including but not limited to, walking and cycling*”. A primary objective of the recommended amendments is to facilitate a form of development that is conducive to alternative modes of transportation including walking, cycling and public transit. The recommended amendments provide for the development of mid-rise apartment buildings and residential intensity in close proximity to commercial and personal service uses, along a major transit corridor and adjacent to an existing transit terminal. In addition, the form of construction outlined in the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*, adopted as guideline document to the Official Plan, requires the proposed apartment buildings to be constructed with active frontages to support alternative modes of transportation in conformity to the policies of the PPS.

Policy 1.6.5.4 (Transportation Systems) of the PPS requires that, “*A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support the development of viable choices and plans for public transit and other alternative transportation modes, including commuter rail and bus.*” Similarly, policy 1.6.5.5. of the PPS states that, “*Transportation and land use considerations shall be integrated at all stages of the planning process.*” As previously mentioned, one of the primary goals of the recommended amendments is to facilitate a transit-supportive form of development at this location. By providing for intensification at the Masonville node, within close proximity to transit and

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commercial services, the recommended amendments serve to contribute to a land use pattern which supports and enhances the viability of higher order transit.

Policy 1.8.1 (Energy and Air Quality) of the PPS requires planning authorities to support energy efficiency and improved air quality through land use and development patterns which promote a compact structure of nodes and corridors, promote the use of public transit, focus commercial uses on sites that are serviced by transit, and improve the mix of employment and housing uses to shorten commute journeys.

As part of the local implementation of this policy, the *City of London's 2030 Transportation Master Plan: Smart Moves* recommends strategies to assist the City of London and the London Transit Commission (LTC) in meeting a 20% transit modal share target by 2030. To achieve this objective, the growth management strategies in the Transportation Master Plan encourage directing growth to locations where it supports transit ridership, walking and biking. Such locations include the Downtown Area and planned rapid transit nodes and corridors identified in the 2030 Transportation Master Plan. Masonville Mall has been identified as a BRT node and Richmond Street as a planned BRT corridor. Based on a strategic review of ridership potential, both Richmond Street and Western Road, in proximity to the subject lands, have been identified as rapid transit corridors that can be implemented in the short-term. The Growth Strategy stresses the importance of strengthening land use policies around nodes and corridors to focus future high-density development and employment in these areas. The recommended amendments to introduce higher density residential uses on the subject lands represent a key component in implementing land use patterns which support transit objectives, in conformity to the PPS, at this strategic location.

City of London Official Plan

The Official Plan contains Council's objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

3.2 Multi-Family, Medium Density Residential

As noted previously in this report, the subject lands are designated "Low Density Residential" on Schedule "A" – Land Use - of the City of London Official Plan. The primary permitted uses in areas designated Low Density Residential include single detached; semi-detached; and duplex dwellings. Low-rise multiple-attached dwellings, such as row houses or cluster houses may also be permitted provided they do not exceed the maximum density of 30 units per hectare. While the policy framework provided by the existing Low Density Residential designation may permit the townhouse dwellings recommended as part of these amendments, an Official Plan amendment is necessary to facilitate the development of the proposed apartment buildings and the increased residential intensity along the Richmond Street corridor.

The recommended amendments will result in these lands being re-designated to Multi-Family, Medium Density Residential on Schedule "A" – Land Use – of the City of London Official Plan and will also result in the adoption of Special Official Plan policies to provide additional and specific guidance for the development of these lands including the permission of densities in excess of 75 units per hectare. The rationale for the recommendation to the Multi-Family, Medium Density Residential designation is that the proposed uses are consistent with those contemplated by Multi-Family, Medium Density Residential policies and the subject lands are consistent with the location criteria listed in the Official Plan for areas designated Multi-Family, Medium Density Residential.

The primary permitted uses in the Multi-Family, Medium Density Residential designation include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; and small-scale nursing homes, rest homes and homes for the aged. These

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permitted uses are consistent with those recommended for the development of the subject lands and provided for in the recommended *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*. The policies of the Multi-Family, Medium Density Residential designation also permit a range of secondary uses including convenience commercial uses where certain location and land use compatibility criteria can be met. As noted, the policies of the Multi-Family, Medium Density Residential designation include location criteria which are used to identify preferred locations for the Multi-Family, Medium Density Residential designation. These criteria include spatial characteristics such as proximity to shopping areas, and proximity to arterial roadways. The location of the subject lands along the Richmond Street corridor, directly adjacent to the Masonville Enclosed Regional Shopping Centre is consistent with both of these key criteria.

In considering the appropriate land use designation to facilitate the proposed development, regard was also given to the appropriateness of the Multi-Family, High Density Designation (MFHDR) wherein the policies contemplate densities in excess of 75 units per hectare. In general, there are many similarities between the permitted uses and location criteria provided by the policies of the MFMDR and MFHDR designations, however, the latter also contemplates the development of high rise apartment buildings and apartment hotels which are not recommended for the subject lands. Given the more restrictive range of permitted uses, it is the opinion of Staff that the Multi-Family, Medium Density Residential designation implements the proposed *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* more appropriately than does the Multi-Family, High Density Residential designation. Additionally, the expressed intent of development within areas designated Multi-Family, Medium Density Residential, as provided by the Official Plan, is to provide for a low-rise form and a site coverage that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development. The location of the subject lands between the low density residential dwellings of Cherokee Road, the major commercial areas of the Masonville node and the planned Bus Rapid Transit Route along the Richmond Street Corridor provides an opportunity to facilitate a development that implements the intent of the Multi-Family, Medium Density designation by providing a buffer between these uses.

In considering the appropriateness of the recommended re-designation of the subject lands to Multi-Family Medium Density Residential, the policies of the Official Plan require that consideration be given to the following criteria:

3.3.2 Location

- Compatibility* i) *Development of the site or area for medium density residential uses shall take into account surrounding land uses in terms of height, scale and setbacks and shall not adversely impact the amenities and character of the surrounding area*
- Municipal Services* ii) *Adequate municipal services can be provided to accommodate the needs of the development*
- Traffic* iii) *Traffic to and from the location should not have a significant impact on stable, low density residential areas*
- Buffering* iv) *The site or area is of suitable shape and size to accommodate medium density housing and to provide for adequate buffering measures to protect any adjacent low density residential uses.*

i) Compatibility

During consultation with the surrounding property owners through the 2011 planning process it was agreed that future development of the subject lands be implemented in a manner such that the highest buildings be located at the northeast portion of the subject lands and that height be gradually reduced toward the western and southern areas in proximity to existing low density residential dwellings.

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As such, the maximum height of the townhouses permitted by the recommended amendments is 9.5 metres; reduced from the 10.5 metre maximum permitted by the existing townhouse zoning. Additionally, the recommended amendments will result in a reduction to the maximum height of the above-grade portion of basements; and, the height of townhouses being measured from grade to the roof peak, whereas the existing zoning calculates height from the average grade to the mid-point of the roof. These principles, along with the comprehensive Master Plan which includes internal access between the subject lands and building forms and heights that decrease in height and intensity from the northern portion to the southern portion and from the eastern half to the western half of these lands are intended to mitigate adverse impacts on the amenity and character of the surrounding area in terms of height, scale and setbacks in conformity to the Official Plan.

ii) Municipal Servicing

In December of 2011, as a result of this City-initiated Official Plan and Zoning By-law amendment application, Civic Administration was directed to identify the costs associated with storm sewer capacity improvements required to accommodate the proposed development between Hillview and Shavian Boulevards as well as identify sources of financing to undertake these works in 2012.

The Stormwater Management (SWM) unit undertook a preliminary engineering cost assessment of the viable storm/drainage servicing options for the Richmond Street corridor based on the potential development proposed through the recommended Official Plan and Zoning By-law amendments.

This assessment/evaluation was based on the SWM Unit's preliminary conceptual review of:

- the storm/drainage and the SWM servicing options
- the storm sewer 'as constructed' drawings
- the estimations of the subcatchment drainage areas, the evaluation of the existing storm outlet and projected peak flows for the existing and future land developments based on the engineering assumptions for the subject lands under the proposed land use, and
- the existing unit cost prices that applied for the secular works in the City.

Based on the above noted evaluations, the preliminary estimated cost for the storm/drainage servicing for Richmond Corridor was to consist of the following cost:

- the proposed storm/drainage conveyance system's cost of approximately \$1-1.2 million (including approximately 30% non-growth and approximately 70% growth components and will require further discussions) and,
- the proposed (SWM) water quality control system's cost that is estimated to be approximately \$120,000 - \$150,000 and will be required to be developed as the private permanent system and this cost shall be borne by the landowner.

In response to the SWM issue above, a companion report from Development Approvals Business Unit (DABU) Staff was submitted concurrently with the December 2011 Planning Staff report regarding the recommended Official Plan and Zoning By-law amendments. The December 2011 report from DABU recommended that, "...a new project estimated at \$1.5 million in value for 2012, for the rehabilitation and expansion of the existing storm sewer on Richmond Street from near Hillside Drive to the Thames River, North Branch: (a) the project **BE APPROVED** in 2012 in the Growth Management Implementation Strategy with financing as identified...; and (b) the project **BE REFERRED** to the 2012 Budget process..."

As a result of inaction on the Site Plan approval process for 1631, 1635 and 1639 Richmond Street, and the failure to introduce three readings of the enacting by-laws for the recommended Official Plan and Zoning By-law amendments, the approved stormwater infrastructure upgrades noted above were deferred in August of 2012. As a result of the recommended revised amendments the City will gain certainty in knowing that any investment made in the form of

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stormwater infrastructure improvements will be adequately sized to accommodate a certain form of development. As such, Stormwater Staff have been directed to report back to Council with regard to re-initiating improvements along Richmond Street.

On November 28, 2013, Planning Staff received confirmation from the City's Wastewater and Drainage Engineering Division that there is no concern with respect to sewer capacity and the future development provided by the recommended amendments can be accommodated by existing sanitary infrastructure.

iii) Traffic

Also, as a result of this City-initiated Official Plan and Zoning By-law amendment application, on October 24, 2011 Civic Administration was directed to retain a transportation planning consultant to prepare a traffic impact assessment to assist with area transportation policies and development conditions related to the proposed Official Plan and Zoning By-law amendments. The TIA was ultimately prepared by Dillon Consulting Ltd. It is important to note that the TIA considered the future traffic patterns based on full build-out but did not consider the phasing of development of these lands. This TIA analyzed both the impacts of the proposed development along the Richmond Street corridor as well as the impact of the proposed development on the adjacent local streets. The results of the TIA established that the full build-out of the subject lands, as provided by the proposed Official Plan and Zoning By-law amendments, would have minimal impact on the traffic distribution pattern on these local streets. However, it is recommended that an h-55 holding provision be applied to the lands at 1643, 1649, and 1653 Richmond Street requiring the completion of another TIA prior to site plan approval. This TIA would serve to confirm the traffic impact on surrounding area roads with the benefit of additional data as the phased development of these lands occur, and also the roadway improvements required to accommodate the development in the future. The key findings and recommendation of the March 2012 TIA (noting that these recommendations are based on full development of the site) include the following:

- Given the proximity of the proposed accesses onto Richmond Street to the adjacent signalized intersections, future signalization of the entrance proposed at Jacksway Crescent or the proposed southerly access would not be practical and the proposed southerly access should only be considered as a potential right-in/right-out access.
- It is recommended that the proposed mid-block entrance opposite Jacksway Crescent restrict egress movements to right turns only.
- With full development of the proposed site, additional roadway improvement requirements would include:
 - Provision of a centre median on Richmond Street to effectively restrict the proposed southerly access to the site to right-in/right-out movements;
 - Provision of raised islands to restrict the proposed main entrance, opposite Jacksway Crescent, to a three-quarter intersection permitting left turn movements entering the site but restricting egress movements to right turns only;
 - Provision of a 30 metre eastbound left turn lane on Hillview Boulevard at Richmond Street including associated traffic signal modifications.
- By 2021, the planned widening of Richmond Street could be utilized to accommodate the implementation of a BRT service along the corridor. The successful implementation of higher order transit services such as BRT could reduce the continued growth in automobile traffic and the need for more extensive roadway improvements.

iv) Buffering

During consultation with the surrounding property owners through the 2011 planning process, there was a strong desire to increase the setback distance between the townhouse buildings and the Cherokee Road rear property lines from the minimum distance of 7.5 metres required by the existing townhouse zoning to a minimum of 15.0 metres. The increased rear yard and south interior sideyard setbacks provided by the recommended amendments will result in greater separation between the existing built form of the Cherokee Road dwellings and any

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future townhouse dwellings and also increase the potential for the retention of existing mature vegetation between these lands. The potential for preservation of mature vegetation in conjunction with decreased maximum townhouse heights described above serve to enhance these buffering efforts.

3.6.5 Convenience Commercial Policies

The policies of the Official Plan recognize that convenience commercial uses may be appropriate as a secondary use on some sites in Residential designations where specific location and land use compatibility criteria are met. In considering the appropriateness of the recommended amendments to allow for convenience commercial uses on a portion of the subject lands, the policies of the Official Plan require that consideration be given to the following criteria:

3.6.5 Convenience Commercial and Service Stations

- | | |
|-----------------------------|--|
| <i>Function</i> | i) <i>Convenience commercial uses should be designed to function at a neighbourhood scale while providing services to surrounding residential areas and the travelling public.</i> |
| <i>Permitted Uses</i> | ii) <i>Convenience commercial uses permitted within the Residential designations include: variety stores; financial institutions; small take-out restaurants.</i>

<i>A variety store or personal service establishment located on the ground floor of an apartment building may be permitted provided it is oriented towards serving the needs of the residents of the building and the immediate surrounding area. The exact range of permitted uses will be specified in the Zoning By-law.</i> |
| <i>Location</i> | iii) <i>Convenience commercial uses will be located on arterial or primary collector roads where it can be demonstrated that such uses are compatible with surrounding land uses and will not have a serious adverse impact on the traffic-carrying capacity of roads in the area.</i> |
| <i>Scale of Development</i> | iv) <i>The size of individual convenience commercial uses will be specified in the Zoning By-law, and will be at a scale which is compatible with surrounding land uses.</i> |
| <i>Form of Development</i> | v) <i>It is not the intent of convenience commercial policies to permit large free-standing uses that should be located in other commercial designations.</i> |

The recommended Zoning By-law amendment would allow for a small-scale convenience commercial component within a residential apartment building on the lands located at 1631 and 1635 Richmond Street. The intent of providing for a limited amount of convenience commercial space is to service the future residents of the development and the existing residents of the immediate surrounding area. The recommended convenience commercial uses are limited in size and scope so as to function at a “neighbourhood” scale in accordance with the “Function” criterion provided in Section 3.6.5 of the Official Plan.

The convenience commercial component provided by the recommended amendments is required to be located within the ground floor of an apartment building and allows for a limited range of commercial uses including: convenience service establishments; convenience stores; financial institutions; personal service establishments; and take out restaurants. As such, the recommended amendments are in conformity with the “Permitted Uses” criterion outlined in Section 3.6.5 of the Official Plan and noted above.

The subject lands are located on an arterial road (Richmond Street). The form of development provided by the recommended amendments, particularly the proposed townhouse development, is designed to provide a buffer for abutting low density residential lands from potential adverse impacts relating to higher intensity uses along Richmond Street. Therefore, it is not anticipated that future convenience commercial uses within an apartment building at this location will have a

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negative impact on the surrounding land uses. The findings of the March 2012 Transportation Impact Assessment prepared by Dillon Consulting Ltd. did not identify the potential for serious adverse impacts on the traffic-carrying capacity of area roads as a result of the introduction of the recommended convenience commercial space.

The recommended amendments restrict the scale of commercial uses to a maximum total gross floor area of 200m² and limit the size of individual commercial uses to 100m² to ensure that the convenience commercial component remains at a small-scale which is compatible with surrounding land uses in accordance with Section 3.6.5 of the Official Plan.

Further, the provisions of the CC4(*) zone variation recommended as part of this Zoning By-law amendment, in conjunction with the proposed *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*, restrict the location of convenience commercial uses to the ground floor of an apartment building thereby precluding the development of a large, free-standing commercial uses. The recommended special Official Plan policy proposed for the subject lands also prohibits the development of a stand-alone commercial structure on the subject lands.

3.2.3 Residential Intensification Policies

Residential intensification, as per Section 3.2.3.1 of the Official Plan, refers to the development of a property, site or area at a higher density than currently exists on the site through:

- *redevelopment, including the redevelopment of brownfield sites;*
- *the development of vacant and/or underutilized lots within previously developed areas;*
- *infill development, including lot creation;*
- *the conversion or expansion of existing industrial, commercial and institutional buildings for residential use; and,*
- *the conversion or expansion of existing residential*

Given that the recommended amendments are intended to facilitate the development of an area at a higher density than currently exists through the redevelopment of underutilized lands within an established neighbourhood, the recommended Official Plan and Zoning By-law amendments for the subject lands qualify, and are subject to, the intensification policies of Section 3.2.3.

Section 3.3.1 of the Official Plan contemplates residential intensification within the Multi-Family, Medium Density Residential designation. Within the Multi-Family, Medium Density Residential designation, Residential Intensification proposals, as defined in Section 3.2.3.1 provided above, shall be subject to a Public Site Plan process in accordance with Sections 3.2.3.5 and 19.9.2 of the Plan.

3.2.3.5. Public Site Plan Review and Urban Design

Residential intensification site plan proposals shall address the following matters:

- a) *Sensitivity to existing private amenity spaces as they relate to the location of proposed building entrances, garbage receptacles, parking areas and other features that may impact the use and privacy of such spaces*
- b) *The use of fencing, landscaping and planting buffers to mitigate impacts of the proposed development on existing properties; and,*
- c) *Consideration of the following Urban Design Principles*
 - (i) *Residential Intensification projects shall use innovative and creative standards of design for buildings to be constructed or redeveloped;*
 - (ii) *The form and design of residential intensification projects should complement and/or enhance any significant natural features that forms part of the site or are located adjacent to the site;*
 - (iii) *New development should provide for a diversity of styles, continuity and harmony in architectural style with adjacent uses;*
 - (iv) *New development should include active frontages to the street that provide for the*

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enhancement of the pedestrian environment;

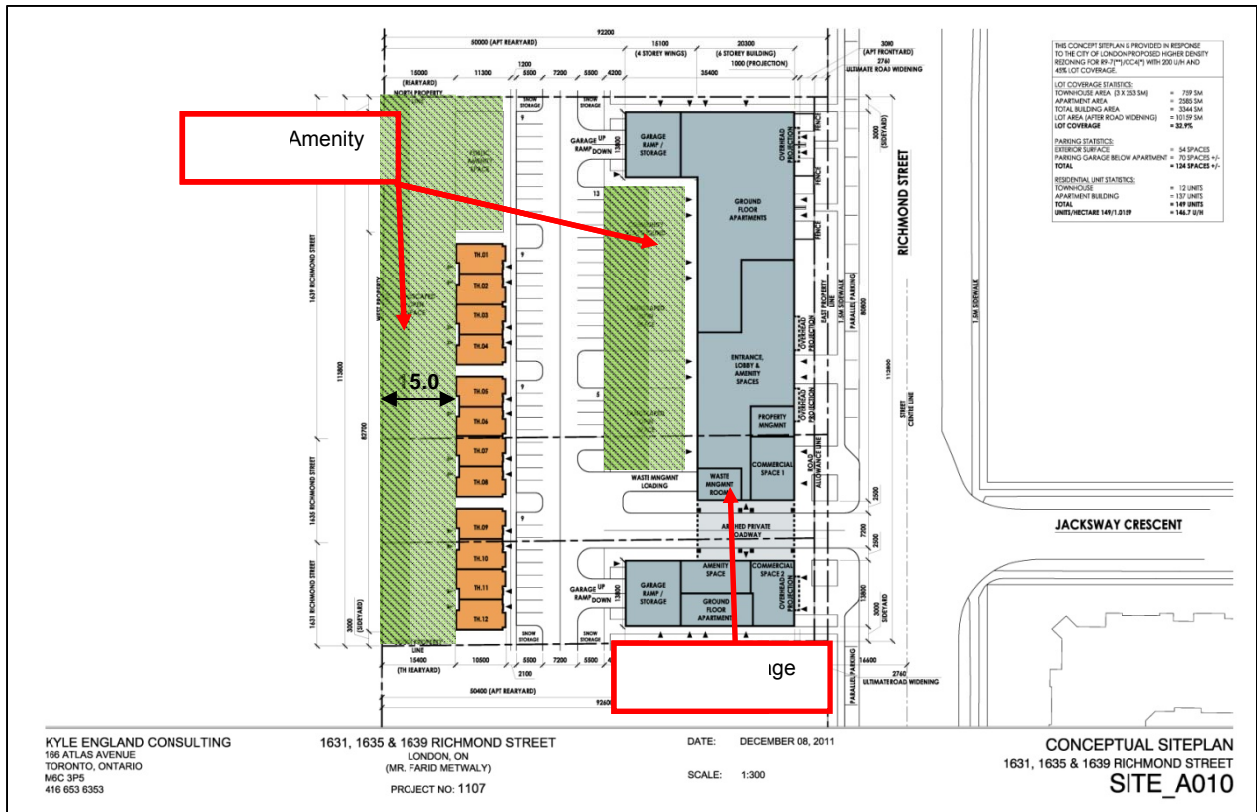
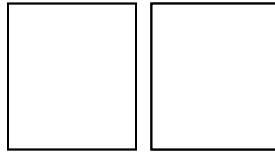
- (v) The design and positioning of new buildings should have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets;*
- (vi) Buildings should be positioned to define usable and secure open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units;*
- (vii) Parking and driveways should be located and designed to facilitate manoeuvrability on site and between adjacent sites, and to reduce traffic flow disruption to and from the property; and,*
- (viii) Projects should have regard for the neighbourhood organizing structure. Building and site designs should facilitate easy connections to and around the site to public transit and destinations.*

Given that the conceptual Master Plan (as illustrated in Figure 1 above) lacks the detail required for consideration of the above Site Plan criteria provided in subsections a) and b), this analysis will focus on the site plan drawings and elevation drawings, attached as Appendix "I" to this report, proposed for the development of the properties located at 1631, 1635, and 1639 Richmond Street, submitted concurrently with this application for amendments to the Official Plan and Zoning By-law. In order to ensure that the future development of the corridor conforms to the matters contemplated by the Site Plan criteria in subsections a) and b), and Section 19.2.2 of the Official Plan, a h-5 holding provision is recommended to ensure a public site plan review occurs prior to development and will ensure that the development remains appropriate in the context of the Official Plan.

Site Plan Matters

As illustrated in Figure 2 (below), the development of 1631, 1635, and 1639 Richmond Street proposes the creation of 70 below-grade parking spaces thereby reducing the need for surface parking areas and facilitating the development of additional outdoor amenity space. The Site Plan provides that the garbage enclosure be located internal to the apartment building thereby screening it from view and from the outdoor amenity areas. Building entrances are proposed to be located in several locations providing fluidity to the building and multiple ingress/egress options.

As noted previously in this report, one of the key principles to be implemented in the development is an increase in the setback distance between the proposed townhouse buildings and the existing single family lots abutting the subject lands to the west and south. The Site Plan, in accordance with the recommended Official Plan and Zoning By-law amendments, results in an increase in this setback from a minimum of 7.5 metres provided by the existing zoning to a minimum of 15.0 metres. This increased setback not only provides an additional mitigation feature with respect to the visual impact of the built form, but also increases the potential for preserving the existing mature vegetation located in this buffer area.



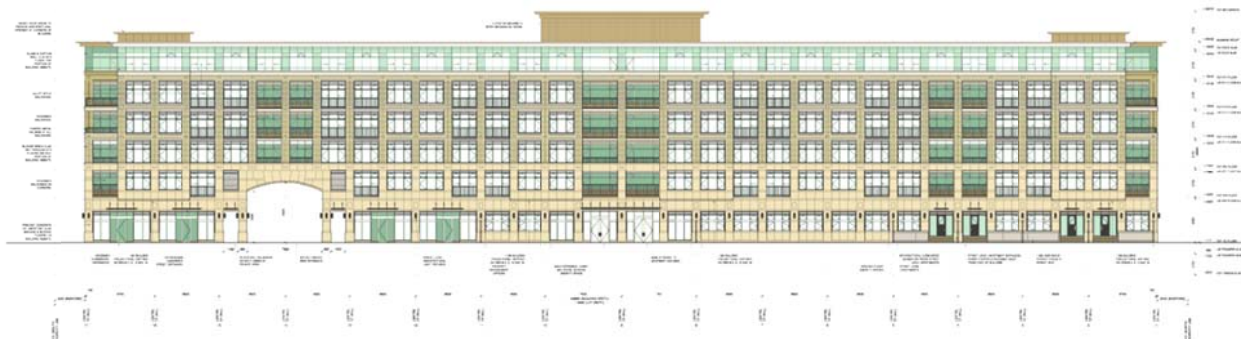
(Figure 2: Site plan drawing for the development of 1631, 1635, and 1639 Richmond Street)

Urban Design

In order to ensure the implementation of Urban Design principles contemplated by the residential intensification policies of the Official Plan, staff have recommended that the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* be adopted by Municipal Council as an official guideline document under Section 19.2.2 of the Official Plan and referred to as part of the recommended special Official Plan policy. These Guidelines generally incorporate the Urban Design principles identified above as follows:

- i) *Residential Intensification projects shall use innovative and creative standards of design for buildings to be constructed or redeveloped.*

The proposed *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* require that building façades express a defined base proportionally, approximately one third of the height of the building, a middle and a top to contribute to a human-scaled measured pedestrian environment. The Master Plan and Urban Design Guidelines also require that the façade cladding on the apartment frontages facing Richmond Street and Hillview Boulevard include a minimum of 50 percent transparent glazing. The proposed development has incorporated these guideline principles as illustrated in Figure 3 below.



(Figure 3: East apartment building elevation 1631, 1635 and 1639 Richmond Street)

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- ii) *The form and design of residential intensification projects should complement and/or enhance any significant natural features that forms part of the site or are located adjacent to the site*

The recommended amendments increase the potential for preserving the existing mature vegetation along the western perimeter of the subject lands by requiring increased rear yard setbacks of 15.0 metres as opposed to the minimum setback of 7.5 metres permitted by the existing zoning. In accordance with this principle, the recommended amendments will aid in the preservation of this natural feature.

- iii) *New development should provide for a diversity of styles, continuity and harmony in architectural style with adjacent uses.*

The recommended amendments including the proposed Master Plan and Urban Design Guidelines are intended to facilitate the development of apartment buildings and townhouses on the subject lands. The built form contemplated through the Site Plan for 1631, 165 and 1639 Richmond Street will establish a benchmark from which other development projects will provide a diversity of styles, continuity and harmony in architectural styles.

- iv) *New development should include active frontages to the street that provide for the enhancement of the pedestrian environment.*

The *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* recommended for adoption as part of this amendment require that the buildings be oriented toward Richmond Street so that Richmond Street façades have multiple visible front entrances to contribute to and provide for an active pedestrian environment. Further, the Urban Design Guidelines provide for the creation of a defined street wall along Richmond Street by requiring building frontage along a minimum of 75 percent of the Richmond Street frontage. The Design Guidelines also require that multiple pedestrian connections be provided into the interior of the building from Richmond Street. The proposed development has incorporated these guidelines (as illustrated in Figure 3 above and Figure 4 below)

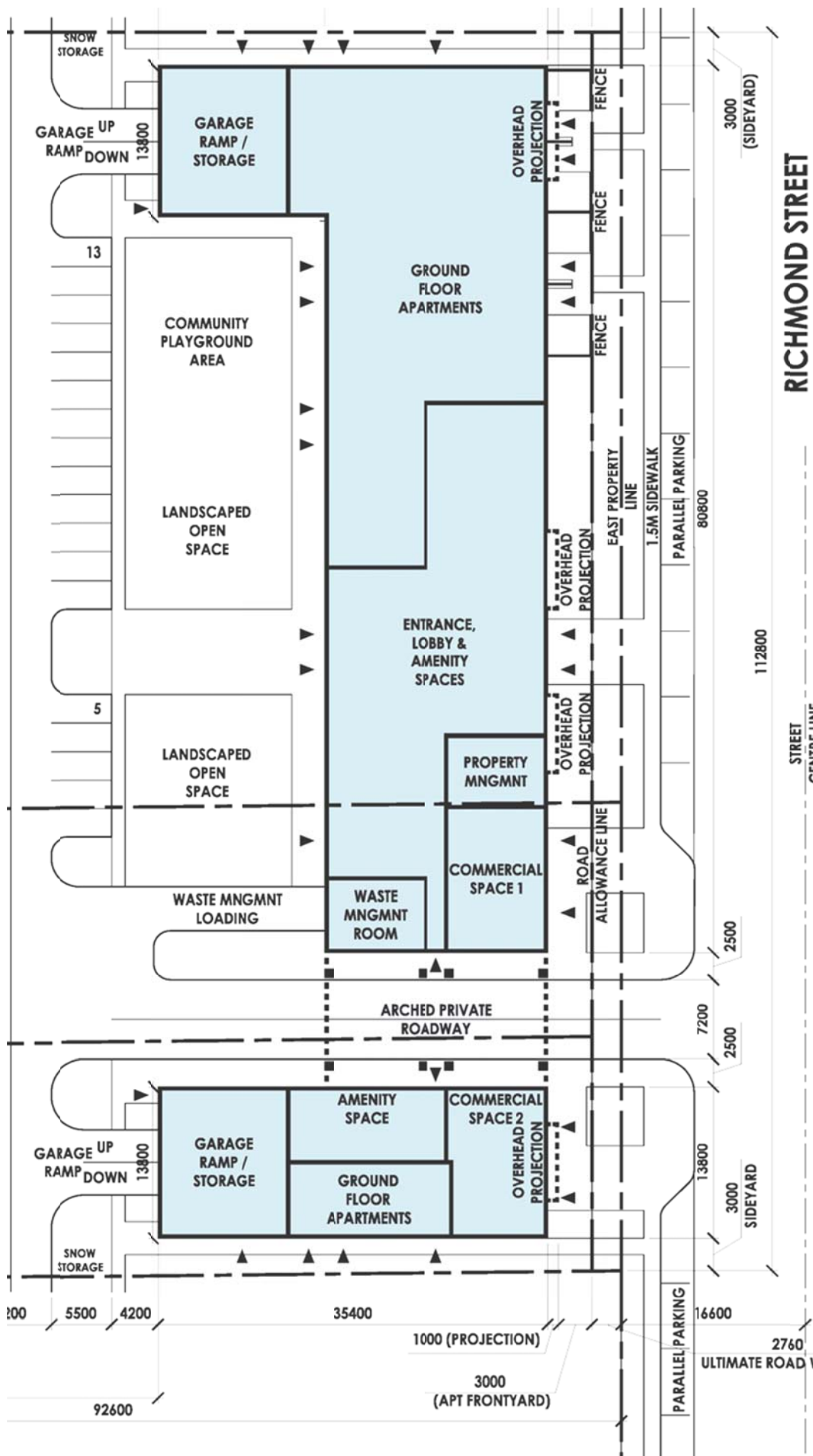
- i) *The design and positioning of new buildings should have regard for the impact of the proposed development on year-round sunlight conditions on adjacent properties and streets.*

The recommended amendments provide for a low rise form and direct higher intensity uses to the Richmond Street frontage. As such, recommended amendments are not anticipated to have an impact on year-round sunlight conditions on adjacent properties. It is anticipated that much of the shadowing will be in the direction of the parking lot at Masonville Mall.

- ii) *Buildings should be positioned to define usable and secure open space areas on the site and to afford a reasonable measure of privacy to individual dwelling units;*

As previously noted in this report, the recommended amendments will provide for a greater landscaped open space buffer between the future townhouse buildings and the western property line. This provides for additional defined, usable and secure open space while affording a reasonable measure of privacy. Further, The Master Plan and Urban Design Guidelines provide for a large community playground and landscaped open space area in the interior of the site in a defined area enclosed on two sides by the apartment building.

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(Figure 4: Footprint of the proposed apartment building at 1631, 1635, and 1635 Richmond Street)

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- iii) *Projects should have regard for the neighbourhood organizing structure. Building and site designs should facilitate easy connections to and around the site to public transit and destinations.*

The Design Guidelines recommended for adoption as part of this amendment require the utilization of landscaping to clearly delineate outdoor public and private space and improve pedestrian way finding. These Design Guidelines supplement the requirement for the provision of multiple pedestrian connections into the interior of the subject lands from Richmond Street provided in the recommended Special Official Plan Policy.

3.5 Policies for Specific Residential Areas

In addition to the permitted uses, policies, and location criteria evaluated previously in this report the Multi-Family, Medium Density Residential policies also provides a framework to guide the scale of development in this designation. The policies guiding the scale of development maintain that, “*Normally height limitations will not exceed four storeys*” and that “*Medium density development will not exceed an approximate net density of 75 units per hectare (30 units per acre).*” As outlined in this report, the recommended amendments are intended to facilitate a form of development which contemplates height limitations of up to six storeys and densities of up to 200 units per hectare. As the form of development provided by the recommended amendments generally exceeds the scale limitations provided by the policy framework for the Multi-Family, Medium Density designation, it is proposed that a special policy be added to Section 3.5 (Policies for Specific Residential Areas) of the Official Plan in order to facilitate the form of development contemplated through the 2011 collaborative planning process.

Section 3.3.1.v) of the Official Plan states that, “*In specified areas of the City the primary and secondary permitted uses and/or policies relating to the nature and **scale of development** have been varied to meet specific policy objectives for these areas. Areas where specific policies apply are identified in Section 3.5.*” [Emphasis Added]. Given that the proposed amendments are consistent with the intent of the Multi-Family, Medium Density Residential policies related to permitted uses and location, it is appropriate to re-designate these lands as Multi-Family, Medium Density Residential while adopting special Official Plan policies to provide for a greater scale of development that would be normally permitted in this designation to meet other specific policy objectives.

Section 3.5 (Policies for Specific Residential Areas) states that, “*The provisions in this Section apply to specific areas where it is appropriate to address development opportunities, and constraints through specific policies that provide additional guidance to the policies contained in the various residential land use designations.*” As a result, it is recommended that special policies be adopted for the subject lands which permit densities ranging from 45-200 units per hectare and implement the principles established through the 2011-2013 public consultation process. These principles include:

- Increasing setback distances from low density residential areas to the west and south of the subject lands to provide for enhanced buffering opportunities;
- Decreasing the intensity per dwelling unit by maximizing the number of bedrooms to 3 per dwelling unit;
- Provide for a mix of 1, 2, and 3 bedroom units;
- Mitigating impacts onto the surrounding established low density residential neighbourhood by reducing the height of permitted townhouses and restricting the above-grade height of basements through the use of zoning regulations;
- Including a mix of at-grade and below-grade parking to provide opportunities for more landscaped open space;
- Require that the apartment buildings be oriented toward Richmond Street and Hillview Boulevard;

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- Decreasing the height of the buildings from east to west and from north to south such that the greatest heights would be located at the north and east portion of the subject lands with reduced heights along the western and southern portion of the subject lands;
- Maximize the retention of existing vegetation and provide for dense landscaping to maximize privacy between the subject lands and the abutting single family residential properties to the west and south;
- Allow for a maximum of four (4) townhouse dwellings per block in order to break up the visual massing;
- Require the comprehensive development of these lands through the use of internal driveway access and mutual access points; and
- Require that the subject lands be developed in conformity with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* recommended for adoption as part of this amendment.

18. Transportation

The Transportation policies contained in Section 18 of the Official Plan deal with the various elements of the transportation system in the City of London. The Official Plan recognizes that the transportation system provides a major part of the framework for urban growth and development and influences the function and compatibility of land uses and the quality of life in the City. These policies are intended to guide future public investment in the development of transportation facilities and also provide guidance for aligning land use decisions with transportation priorities.

The objectives of the Transportation policies of the Official Plan promote land use planning that is conducive to the efficient operation and increased use of the public transit system and alternative modes of transportation. In order to implement these objectives, the policies of Section 18.2.11.1 of the Official Plan require that Council shall support the long-term development of compact, transit-oriented and pedestrian friendly activity centres at identified nodes and corridors. The Downtown and the Transit Nodes and Transit Corridors identified on figure 18.1 of the Official Plan (see Figure 5 below) and in the City's 2030 Transportation Master Plan, are target areas for growth, redevelopment and revitalization. Additional policies that support the recommended amendments and, in general, growth, redevelopment and revitalization include the following:

- In the review and evaluation of development proposals located along identified transit nodes and corridors Council will discourage site-specific Official Plan amendments and site-specific Zoning By-law amendments which propose a lower intensity of use where a higher intensity of use has been planned to support compact urban form, discourage sprawl, and provide for efficient infrastructure and transportation.
- Residential intensification will be encouraged adjacent to Transit Nodes and along Transit Corridors.
- Development or corridor improvements which may hinder the usage of the Transit Corridors identified in Figure 5 (below) for full-size buses and/or HOV lanes will be discouraged

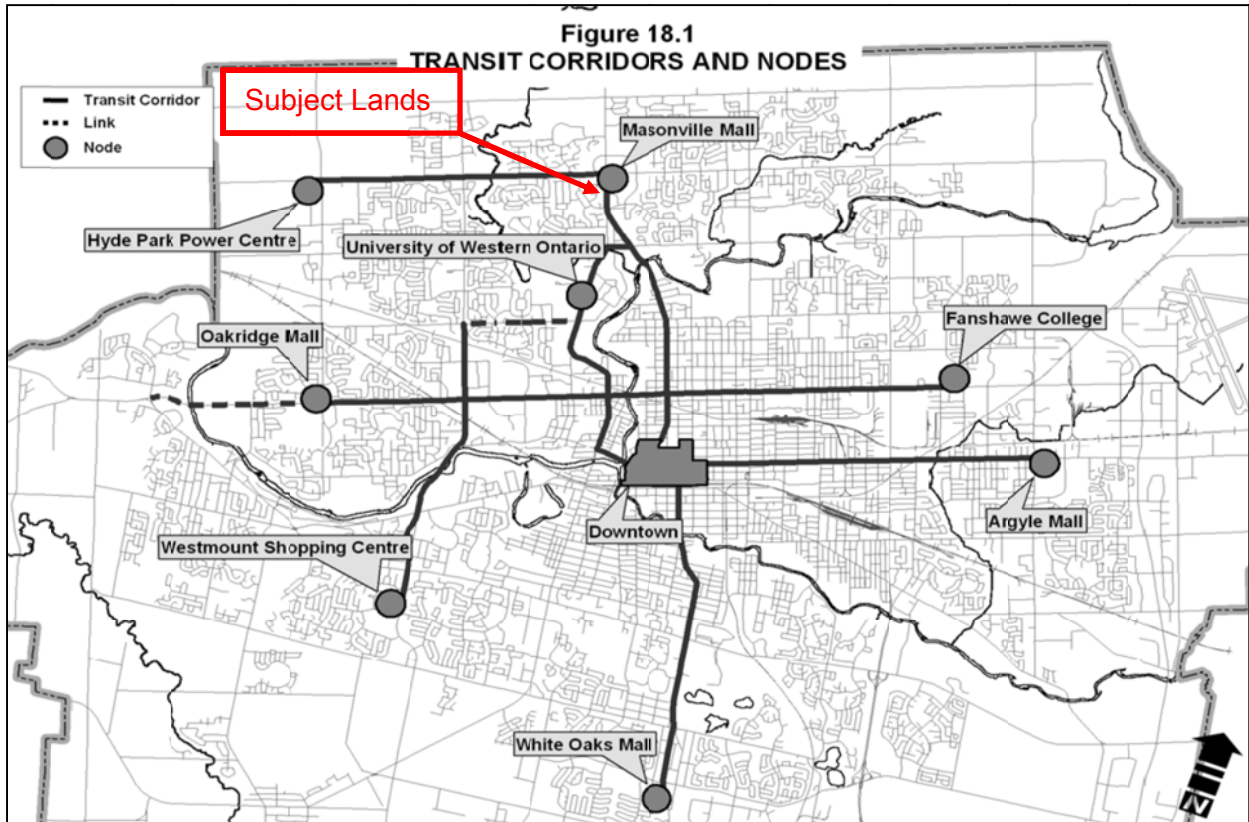
The above noted policies articulate the importance of establishing a system of nodes and corridors to encourage transit supportive development and to provide for density and land use patterns in locations which enhance the viability of higher order public transit, including bus rapid transit, in the future.

As illustrated in Figure 5 below, Masonville Mall, located directly east of the subject lands, has been identified as a *Transit Node* where the policies support the long-term development of compact, transit oriented and pedestrian friendly activity centres. In addition, the subject lands directly abut Richmond Street which has been identified as a *Transit Corridor* in the Official Plan, and are in close proximity to Fanshawe Park Road West and Western Road which are also identified as *Transit Corridors* in the Official Plan.

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Given the location of the subject lands adjacent to an identified *Node*, directly abutting an identified *Transit Corridor*, and in proximity to two additional *Transit Corridors*, the recommended amendments, which seek to intensify the subject lands by facilitating the development of multi-unit buildings in the form of apartment buildings, cluster stacked townhouses, and cluster townhouses, are supported by the objectives of Transportation policies of the Official Plan.



(Figure 5: Transit Nodes and Corridors – Section 18.1 of Official Plan)

3.5.19 Policies for Near Campus Neighbourhoods

The policies contained in Section 3.5 of the Official Plan provide special policy direction for land use and development in specific residential areas. The subject lands are located within the “Near-Campus Neighbourhood” as identified by the Official Plan. In general, the policies relating to Near Campus Neighbourhoods outlined in section 3.5.19 are intended to facilitate intensification at strategic locations along transit corridors and nodes, in higher intensity forms of housing including mid-rise and high-rise apartment buildings and discourage intensification and residential intensity in the interior of primarily single family neighbourhoods.

Specifically, Section 3.5.19.6 contains guidance for Council in considering the appropriateness of intensification proposals with regard to location and form. Section 3.5.19.6 provides that *“Appropriate locations are those areas within Near-Campus Neighbourhoods that are designated Multi-Family, Medium Density Residential and Multi-Family, High Density Residential that are located along arterial roads and serviced by public transit. Additional areas may be identified for higher density forms of housing through an Official Plan and Zoning By-law amendment process. These proposals will be approached in a coordinated and comprehensive fashion, rather than on a site-specific basis.”*

The foregoing planning analysis has identified the subject lands as an appropriate location for the Multi-Family, Medium Density Residential designation. The recommended amendments will facilitate residential intensification along Richmond Street, an arterial road and future rapid transit corridor, in the form of mid-rise apartment buildings. The recommended amendments, in conjunction with the proposed Richmond Street-Old Masonville Master Plan and Urban Design Guidelines require a coordinated and comprehensive approach to the future development of

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these lands including internal access and driveways and the requirement for public open space. Given the location of the subject lands and the form of development contemplated through the recommended amendments, the recommended amendments are supported by the objectives of the Policies for Near Campus Neighbourhoods.

19.2.2 Guideline Documents

The policies of Section 19.2.2 the Official Plan allow Council to adopt guideline documents to provide detailed direction for the implementation of Official Plan policies.

Guideline documents are intended to contain policies, standards, and performance criteria that are either too detailed, or require more flexibility, in interpretation or implementation, than the Official Plan would allow. They may also provide specific direction for the preparation and review of development proposals, the identification of conditions to development approval, or the planning of improvements to public services and facilities and shall be adopted to assist with the implementation of any aspect of the Official Plan.

It is recommended, by way of this report, that the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* be adopted by Council to assist with the implementation of the special policies for the Richmond Street-Old Masonville area which are recommended to be adopted under Section 3.5 – Policies for Specific Residential Areas - of the Official Plan by way of this report.

The *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* include detailed design principles, standards, and performance criteria that provide additional and specific guidance to supplement the policies of the Official Plan. Given the purpose of the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* is provide detailed direction for the implementation of the special Official Plan policies and assist in the evaluation and implementation of development applications it is consistent with the purpose of guideline documents as prescribed by Section 19.2.2 of the Official Plan.

Zoning By-law No. Z.-1

The Zoning By-law is a comprehensive document used to implement the policies of the Official Plan by regulating the use of land, the intensity of the permitted use, and the built form. It is important to note that all three criteria of *use*, *intensity*, and *form* must be considered and deemed to be appropriate prior to the approval of any development proposal. The use of Zoning to implement the policies of the Official Plan is achieved by applying various zones to all lands within the City of London which identify: i) a list of permitted uses; and, ii) regulations that frame the context within which development can occur. Collectively, the permitted uses and regulations assess the ability of a site to accommodate a development proposal.

The recommended amendment seeks to apply four separate zones for the subject lands to achieve specific objectives for each “block”. Across the entire site, zoning regulations are proposed which: require a 15.0 metre setback distance from the property lines along the western and southern perimeters; require that the use of these setbacks be restricted to landscaped open space; limit the number of bedrooms per dwelling unit to three (3); and limit the height of cluster townhouse units to 9.5 metres measured from grade to the roof peak. The recommended site-specific uses and regulations are generally as follows:

1607, 1609, and 1611 Richmond Street

It is recommended that the properties located at 1607, 1609, and 1611 Richmond Street be rezoned from a Residential R5/R6 zone which currently permits: cluster single detached dwellings; cluster semi-detached dwellings; cluster duplex dwellings; and, cluster townhouses to a Residential R5 zone which permits cluster townhouses and cluster stacked townhouses. Additional recommended special zoning provisions will regulate the location of the cluster stacked townhouses by restricting their location to the eastern portion of 1609 and 1611 Richmond Street. This additional regulation is intended to implement the principle of locating

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the maximum heights and densities away from the existing single detached dwelling to the south, in conformity with the proposed special policies and *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*. In order to provide the appropriate framework to implement these uses, the zoning regulations are also proposed to be amended to increase the permitted density from 30 units per hectare (uph) to 45 uph.

Section 9.1 – General Purpose of the Residential R5 Zone – describes the rationale behind the Residential R5 zone variations. This section states that, “*The R5 Zone provides for and regulates medium density residential development in the form of cluster townhouses. Density provisions range from 25 units per hectare (10 units per acre), designed to accommodate townhousing development adjacent to lower density areas, to 60 units per hectare (24 units per acre) for inner city areas and locations near major activity centres. The higher density zone variation has been designed to accommodate stacked townhouses.*” Given the location of the subject lands near a major activity centre, it is proposed that the subject lands be able to develop at 45 units per hectare.

The current zoning which permits cluster single detached dwellings; cluster semi-detached dwellings; and, cluster duplex dwellings will be removed from the subject lands as a result of the recommended zoning by-law amendments in order to implement the proposed Master Plan and facilitate transit-supportive development at this important node in the form of cluster townhouses and cluster stacked townhouses. Additional regulations are also proposed to provide for the implementation of the proposed Master Plan including: minimum lot area requirements, minimum lot frontage requirements, and maximum front yard setback requirements. Additionally, holding provisions are recommended to ensure that: (1) A public site plan review is conducted to implement the intensification policies of Section 3.2.3 of the Official Plan; (2) future development is consistent with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* to assist with the implementation of the recommended Official Plan policies and, (3) that a storm/drainage and stormwater management (SWM) servicing design report has been prepared and accepted to ensure that future development has the sufficient storm outlet and SWM servicing.

1615, 1619, 1623, 1627, 1643, 1649, and 1653 Richmond Street

It is recommended that the properties including 1615, 1619, 1623, 1627, 1643, 1649, and 1653 Richmond Street be rezoned from a Residential R5/R6 zone, which currently permits the same uses listed above, to a Residential R9 zone which permits a range of residential land uses including apartment buildings and cluster townhouses. It is recommended that the location of the apartment buildings be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwellings to the west, in conformity with the proposed special policies and *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*.

In order to provide the appropriate framework to guide the development of these uses and implement the principles of the Master Plan, the recommended the zoning regulations will allow for a density of 150 units per hectare (uph) for the properties at 1615, 1619, 1623 and, 1627 Richmond Street and 200 uph for the properties at 1649, 1649, and 1653 Richmond Street as opposed to the current allowable density of 30 uph. Furthermore, the three holding provisions noted above are being recommended for the properties at 1615, 1619, 1623, and 1627 Richmond Street, whereas only holding provisions (1) requiring a public site plan review, and (2) ensuring that future development is consistent with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* are being recommended for the properties at 1643, 1649, and 1653 Richmond Street as stormwater capacity has not been identified as a concern for the latter lands.

Throughout the 2011 public consultation process, local residents expressed concern regarding the potential volume of traffic exiting the site through the northerly access proposed for the properties located at 1643, 1649, and 1653 Richmond Street (see Figure 1 above) onto Hillview Boulevard and proceeding west through the interior of the neighbourhood to avoid the signalized intersection at Fanshawe Park Road and Richmond Street. Staff would note that this perceived traffic impact will not occur directly as a result of the recommended amendments and

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could only materialize at such time that the proposed northerly access is constructed across these properties as a result of the development of these lands. As such, a holding provision is recommended for these properties which requires that a traffic impact study be completed prior to site plan approval. This holding provision will provide assurance that potential traffic impacts related to the future development of these lands and the proposed access on Hillview Boulevard are studied in detail and appropriate mitigation measures are implemented.

Section 13.1 – General Purpose of the Residential R9 Zone – of Zoning By-law Z.-1 describes the rationale behind the Residential R9 zone variations. This section simply states that, “*The R9 Zone provides for and regulates a wide range of medium and higher density residential developments in the form of apartment buildings.*” Notwithstanding this rationale, the recommended Zoning By-law amendment includes a special provision to add cluster townhouses as a permitted use to implement the recommended special Official Plan policies for these lands as well as the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* which are intended to provide for a transition in building heights adjacent to surrounding single family lots.

1631, 1635, and 1639 Richmond Street

It is recommended that the properties including 1631, 1635, and 1639 Richmond Street also be rezoned from a Residential R5/R6 zone, which currently permits the same uses listed above, to a Residential R9 Zone which permits a range of residential uses including apartment buildings and cluster townhouses, and a Convenience Commercial (CC4) Zone to permit an accessory commercial component located internal to the apartment building which is intended to serve the day-to-day needs of local residents.

The recommended amendments will restrict the location of the apartment buildings to the eastern portion of these properties and direct the townhouse development to the western portion of these lands. The conceptual site plan drawings provided by the owner of these properties depicts the development of 149 total dwelling units in the form of 137 apartment dwellings and 12 cluster townhouse dwellings. The conceptual site plan drawings depict 136 parking spaces comprised of 70 below-grade and 58 above-grade parking spaces which equates to approximately 0.86 parking spaces per dwelling unit. Section 4.19 of the general Zoning By-law regulations includes a minimum requirement for 1.25 parking spaces per dwelling unit. However, given the strategic location of these properties along a major transit corridor and adjacent to an identified transit node, the recommended reduction in the parking standard is reasonable and appropriate as a means of fulfilling transit-supportive initiatives and achieving the desired modal splits.

Section 29.1 – General Purpose of the CC Zone – of Zoning By-law Z.-1 describes the rationale behind the CC zone variations. This section states that, “*This Zone provides for and regulates a limited range of commercial uses which services the day-to-day convenience needs of the immediate neighbourhood*” and that, “*The main CC Zone variation permits a restricted range of low impact uses which are considered to be appropriate for all Convenience Commercial Zone variations.*”

This general purpose is noteworthy because the intent of this Zoning By-law amendment is to permit a small-scale commercial component to service the day-to-day convenience needs of the immediate area. Also of importance to note, the uses permitted in the CC4 zone recommended for these properties are identical to those permitted in the main CC zone and are considered to be appropriate for all Convenience Commercial zone variations. The difference between the CC Zone and the CC4 Zone, as recommended as part of this application, is that the CC4 Zone variation restricts the location of the commercial establishment to a location within an apartment building. In addition to the uses permitted in the main CC Zone, it is recommended that a take-out restaurant also be added to the range of permitted commercial uses to accommodate such potential amenities as a coffee shop. It is recommended that the commercial uses be limited to 200m² of gross floor area to ensure that the commercial uses remain “small-scale” and are designed only to accommodate the convenience commercial needs of the immediate

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neighbourhood. The limited scale of the recommended commercial uses serves, in part, as the justification for requiring no additional parking spaces for these uses.

Holding provisions are recommended for these lands to ensure that a public site plan review is conducted to implement the intensification policies of Section 3.2.3 of the Official Plan and to ensure that future development is consistent with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* to assist with the implementation of the recommended Official Plan policies. The additional holding provision requiring a storm/drainage and stormwater management (SWM) servicing design report has been prepared and accepted to ensure that future development has the sufficient storm outlet and SWM servicing are not recommended for these properties as stormwater has not been identified as a concern for these lands .

In addition to the holding provision requiring consistency with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* it has been recommended that the Site Plan approval authority consider the Site Plan and Elevation Drawings attached as Appendix "1" to this report.

CONCLUSION

The recommendation for approval of the revised Official Plan and Zoning By-law amendments has been supported by the foregoing planning analysis.

The recommended amendments will facilitate the development of multiple-attached dwellings in the form of apartment buildings and stacked townhouses on the eastern half and townhouses on the western half of the subject lands. In this regard, the recommended amendments are consistent with the policies of the *Provincial Policy Statement, 2005* which require planning authorities to identify opportunities for *intensification* and *redevelopment*, promote a compact structure of nodes and corridors, and to facilitate pedestrian and non-motorized movement by promoting a land use pattern, density and mix of uses that minimize the length and number of vehicle trips.

Based on the location criteria provided by Section 3.3.2 of the Official Plan, the subject lands provide a suitable opportunity for the recommended Multi-Family, Medium Density Residential designation. The recommended amendments provide for a built form which conforms to the Multi-Family, Medium Density Residential policies of the Official Plan which are intended to facilitate the construction of a low-rise form of residential development that could serve as a transition between low density residential areas and more intensive forms of commercial uses. The recommended amendments include holding provisions which will ensure future development of the subject lands conforms to the Residential Intensification policies of the Official Plan which require that new development be sensitive to the existing residential area, that measures be included to buffer any impacts on surrounding properties, and that the new development incorporate innovative design features.

The recommendation to adopt the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* as a guideline document to the Official Plan will provide for detailed design principles, standards, and performance criteria that impart additional and specific guidance to assist in the interpretation of recommended special Official Plan policies and, as such, is consistent with the purpose of guideline documents as per Section 19.2.2 of the Official Plan.

The recommended amendments are supported by the policies of Section 18 – Transportation – of the Official Plan which, collectively, require that Council support the long-term development of a system of nodes and corridors to encourage transit supportive development and to provide for density and land use patterns in locations which enhance the viability of higher order public transit, including bus rapid transit, in the future.

The form of development provided by the recommended amendments is consistent with the "Near-Campus Neighbourhoods" policies which promote intensification and redevelopment in the form of purpose-built, multi-unit residential apartment buildings along arterial roads that are

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serviced by alternative modes of transportation.

The site plan and elevation drawings proposed for the development of the properties located at 1631, 1635, and 1639 Richmond Street, attached as Appendix "I" to this report, submitted in conjunction with this City-initiated application for an amendment to the Official Plan and Zoning By-law are generally consistent with the *Master Plan and Urban Design Guidelines* for the development of the subject lands.

Holding provisions have been recommended for the entirety of the subject lands which require future proponents of development applications to enter into a development agreement with the City to ensure that development remains consistent with the recommended *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*. Additional holding provisions have been recommended where necessary to ensure that the public site plan review criteria of the Official Plan are implemented and that necessary stormwater management servicing is available.

PREPARED BY:	SUBMITTED BY:
MIKE DAVIS, B.U.R.PI. PLANNER II, COMMUNITY PLANNING AND DESIGN	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, PLANNING REVIEW COMMUNITY PLANNING AND DESIGN
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

January 6, 2014
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 Planner: Mike Davis

Responses to Public Liaison Letter and Publication in “Living in the City”

2011	
<u>Telephone</u>	<u>Written</u>
	Joshua Hurwitz 356 Sackville Street, Toronto
	Dr. Kartar Vic 41 Cherokee Road
	Farid Metwaly 1631-1639 Richmond Street
Li Ma 9 Jacksway Crescent	
Jane Lowman 1650 Hillside Drive	
Ms. Koutsoyannakis 5 Jacksway Crescent	
	Lisa Thornton 20 Cherokee Road
	Frances Vitali 56 McStay Road
	Anthony Barta 9 Jacksway Crescent
	Connie Ly [Address Unknown]
	Kim Beaucage 15 Jacksway Crescent
	Walt Lonc 70 McStay Road
	William Davis President – Old Masonville Ratepayers Association 25 Cherokee Road

2013	
<u>Telephone</u>	<u>Written</u>
	William Davis President – Old Masonville Ratepayers Association 25 Cherokee Road
	Richmond Medical Centre Inc. c/o Zelinka Priamo Ltd. 318 Wellington Road
	Farid Metwaly 1631-1639 Richmond Street
	Luigi Cercelli 1609 Richmond Street
	Stephani Jackson [Address Unkown]

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**File: OZ-7965
Planner: Mike Davis**

**Bibliography of Information and Materials
OZ-7965**

Request for Approval:

City of London Official Plan and Zoning By-law amendment Application Form, completed by Michael Tomazincic, October 4, 2013.

Reference Documents:

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Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 1, 2005.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Dillon Consulting – Richmond Street (West side from Hillview Boulevard to Shavian Boulevard) Transportation Impact Assessment, 2011.

Previous Reports/Resolutions Pertinent to this Matter:

September 27, 2004 Report to Planning Committee – 1607-1653 Richmond Street (Z-6670/Z-6673)

October 18, 2004 Report to Planning Committee – 1067-1653 Richmond Street (Z-6670/Z-6673)

November 16, 2009 Report to Planning Committee – Public Site Plan Review (S.P. No. 06-032378) – 1639 Richmond Street

March 1, 2010 Report to Planning Committee – Ontario Municipal Board Appeals – 1639 Richmond Street

October 17, 2011 Report to Built and Natural Environment Committee – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ-7965)

December 12, 2011 Report to Planning and Environment Committee – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ-7965)

December 12, 2011 Report to Planning and Environment Committee – Storm Sewer to Accommodate Intensification on Richmond Street

August 22, 2012 Report to Planning and Environment Committee – Storm Outlet Reconstruction and Upgrade Works to Accommodate 1631, 1635, and 1639 Richmond Street Development and Residential Intensification on Richmond Street

November 12, 2013 Report to the Planning and Environment Committee - 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ-7965)

Correspondence: (all located in City of London File No. Insert File No. unless otherwise stated)

Departments and Agencies –

2011 Circulation:

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**File: OZ-7965
Planner: Mike Davis**

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London Hydro

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Bell Canada

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Abushehada I., Acting Division Manager. Memo to M. Tomazincic. 28 November 2011

Urban Design

Galloway, S., Urban Designer. Memo to M. Tomazincic. 29 November 2011

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Lysynski, H., Committee Secretary. Memo to M. Tomazincic. 02 December 2011

2013 Circulation:

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Creighton C., Land Use Planner. E-mail to M. Davis. 05 December 2013.

Urban Forestry

Postma R., Forestry Technologist. E-mail to M. Davis. 28 November 2013.

Wastewater and Drainage Engineering

Moore R., Technologist II. E-mail to M. Davis. 28 November 2013.

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**File: OZ-7965
Planner: Mike Davis**

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on January 28, 2014

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2014
Second Reading – January 28, 2014
Third Reading – January 28, 2014

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**File: OZ-7965
Planner: Mike Davis**

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to change the designation of certain lands described herein from Low Density Residential to Multi-Family, Medium Density Residential on Schedule "A", Land Use, to the Official Plan for the City of London.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street in the City of London.

C. BASIS OF THE AMENDMENT

The primary permitted uses in the Multi-Family, Medium Density Residential designation include multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; and small-scale nursing homes, rest homes and homes for the aged and convenience commercial uses as secondary permitted uses. These permitted uses are consistent with those recommended in this report. The policies state that the preferred locations for the Multi-Family, Medium Density Residential designations include lands in close proximity to Shopping Areas, and lands abutting an arterial roadway which is consistent with the context and location of the subject lands.

D. THE AMENDMENT

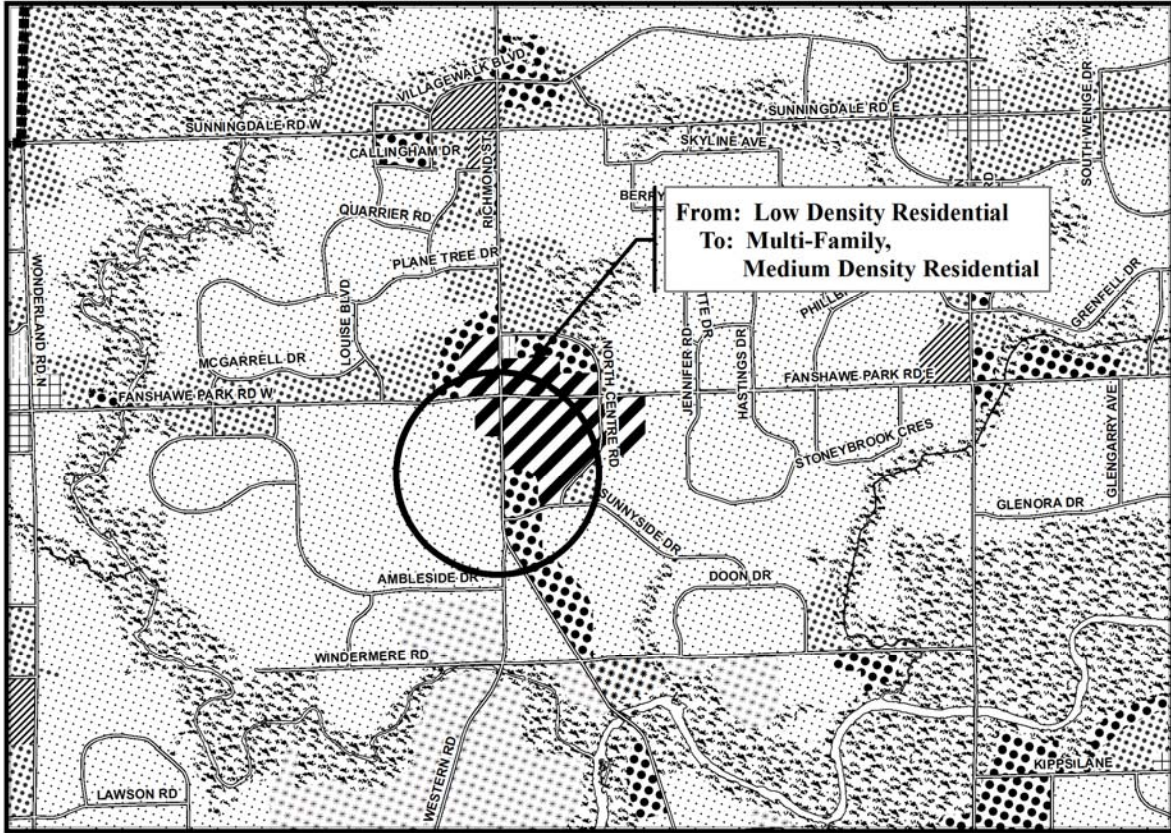
The Official Plan for the City of London is hereby amended as follows:

Schedule "A", Land Use, to the Official Plan for the City of London Planning Area is amended by designating those lands located at 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street in the City of London, as indicated on "Schedule 1" attached hereto from Low Density Residential to Multi-Family, Medium Density Residential.

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File: OZ-7965
Planner: Mike Davis

AMENDMENT NO: _____



**From: Low Density Residential
To: Multi-Family,
Medium Density Residential**

Legend

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

This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.

<p>SCHEDULE 1 TO OFFICIAL PLAN</p> <p>AMENDMENT NO. _____</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-7965</p> <p>PLANNER: MD</p> <p>TECHNICIAN: CK</p> <p>DATE: 2013/12/24</p>
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PROJECT LOCATION: e:\planning\projects\p_officialplan\work\consol\00\amendments\OZ-7965_2\mxd\scheduleA_NEW_b&w_8x11.mxd

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**File: OZ-7965
Planner: Mike Davis**

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on January 28, 2014

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2014
Second Reading – January 28, 2014
Third Reading – January 28, 2014

Two empty rectangular boxes for agenda item and page numbers.

File: OZ-7965
Planner: Mike Davis

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to establish a special policy in Section 3.5 (Policies for Specific Residential Areas) of the Official Plan for the City of London to facilitate the comprehensive development of the subject lands through specific policies that provide additional guidance to the general policies contained in the Official Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street in the City of London.

C. BASIS OF THE AMENDMENT

The general Multi-Family, Medium Density Residential policies include policies related to scale of development that maximize height at four storeys and net density at 75 units per hectare. However, the form of development proposed for the subject lands contemplates height limitations of six storeys and densities of up to 200 units per hectare.

Notwithstanding these limitations, the Multi-Family, Medium Density Residential policies permit modifications to the scale of development to meet specific policy objectives, such as the implementation of the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* envisioned for the subject lands, where these specific policy objectives are identified in Section 3.5.

Given that the development proposed for the subject lands is consistent with the intent of the Multi-Family, Medium Density Residential policies, as it relates to permitted uses and location adjacent to a transit node, it is appropriate to modify the scale of development that would normally be permitted in this designation to meet specific policy objectives and include policies to facilitate the comprehensive development of the subject lands.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

Section 3.5 – Policies for Specific Residential Areas – of the Official Plan for the City of London is amended by adding the following:

Richmond Street-Old Masonville	The Richmond Street-Old Masonville area is located on the west side of Richmond Street between Shavian and Hillview Boulevards on lands that are municipally known as 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street. These lands are situated along an important gateway into the City of London from the north, along an important transit corridor, and are adjacent to Masonville Mall, a regional activity centre and major node. Given the prominent location, it is desirable to increase the net residential density of these lands to facilitate the development of an aesthetically pleasing, functional, and transit-supportive residential development while simultaneously preserving the residential amenity of the abutting low density residential lands to the west and south, and providing for a limited amount of accessory commercial space intended to service the day-to-day convenience needs of the future residents and immediate neighbourhood. Future development of these lands shall be consistent with the <i>Richmond Street-Old Masonville Master Plan and Urban Design Guidelines</i> which have been adopted pursuant to Section 19.2 of the Official Plan.
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i) In addition to the requirements identified in the *Richmond Street-Old*

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**File: OZ-7965
Planner: Mike Davis**

Masonville Master Plan and Urban Design Guidelines, the key principles to be implemented through the development of these lands include the following:

- Increasing setback distances from low density residential areas to the west and south of the subject lands to provide for enhanced buffering opportunities.
 - Facilitating appropriate intensity by establishing a cap on the number of bedrooms at 3 per dwelling unit.
 - Apartment buildings shall be required to include a mix of 1, 2, and 3 bedroom units.
 - Mitigation of impacts onto the surrounding established low density residential neighbourhood by lowering the maximum height of townhouse dwellings and restricting the above-grade height of basements through the use of zoning regulations.
 - Implementing a mix of at-grade and below-grade parking to provide opportunities for more landscaped open space. Above-grade parking decks shall not be permitted. Below-grade parking shall be utilized in the development of the properties located at 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street in the event that parking requirements cannot be provided at grade without an accompanying reduction in the lot coverage and/or landscaped open space coverage regulations.
 - Apartment buildings shall be oriented toward the Richmond Street corridor as well as Hillview Boulevard along the northern perimeter.
 - Front yard depths from the apartment buildings to Richmond Street and Hillview Boulevard shall be minimized.
 - Decreasing the height of the buildings from east to west and from north to south such that the greatest heights shall be located at the northern and eastern portions of the subject lands with lower heights along the western and southern portion of the subject lands.
 - Retaining existing vegetation and providing for dense landscaping to maximize privacy between the subject lands and the abutting low density residential properties to the west and south.
 - Limiting the number of townhouse dwellings to four per block to break up the visual massing.
- ii) • Require the comprehensive development of these lands through the use of internal driveway access and limited mutual access points.

In addition to the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* and the key principles identified above, the following policies will provide additional guidance for the development of these lands:

- (a) For the lands located at 1607, 1609, and 1611 Richmond Street, the permitted uses shall be cluster townhouses and cluster stacked townhouses. The location of the cluster stacked townhouses shall be restricted to the eastern portion of 1609 and 1611 Richmond Street, directly abutting the Richmond Street corridor, thereby locating the maximum heights and densities away from the abutting low density residential lands to the south and west. To implement these uses, a maximum net density of 45 units per hectare shall be permitted and the maximum height of the permitted uses shall be regulated by the Zoning By-law.

Mutual access to Richmond Street may be required through these properties and, if so, it shall be provided for the benefit of all the subject properties identified in this Special Policy.

- (b) For the lands located at 1615, 1619, 1623, and 1627 Richmond Street, the permitted uses shall include apartment buildings and cluster townhouses. The location of the apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwellings to the west. Notwithstanding

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**File: OZ-7965
Planner: Mike Davis**

the density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum net density of 150 units per hectare shall be permitted and a maximum height of four-storeys shall be permitted for the apartment building, subject to the regulations of the Zoning By-law.

- (c) For the lands located at 1631, 1635, and 1639 Richmond Street, the permitted uses shall include apartment buildings, cluster townhouses, and limited convenience commercial uses on the ground floor of the apartment building which service the day-to-day convenience needs of the residents of the immediate neighbourhood. Any commercial uses must be integrated within the residential apartment building and are not intended to be within a “stand-alone” commercial structure. The exact range of permitted convenience commercial uses shall be specified in the Zoning By-law. The location of the apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwelling to the west. Notwithstanding the height and density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum net density of 200 units per hectare and a maximum height of six-storeys shall be permitted for the apartment building, subject to the regulations of the Zoning By-law.

Mutual access to Richmond Street shall be provided opposite Jacksway Crescent for the benefit of all the subject properties identified in this Special Policy. The construction of below-grade parking shall be required below the apartment building to supplement the surface parking area. Additional below-grade parking shall be encouraged to reduce the amount of surface parking area and, if required, to maintain the minimum lot coverage and landscaped open space coverage requirements.

- (d) For the lands located at 1643, 1649, and 1653 Richmond Street, the permitted uses shall include apartment buildings and cluster townhouses. The location of the apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwelling to the west. Notwithstanding the height and density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum net density of 200 units per hectare and a maximum height of up to six-storeys shall be permitted for the apartment building subject to the regulations of the Zoning By-law.

Mutual access to Hillview Boulevard shall be provided through these properties for the benefit of all the subject properties identified in this Special Policy. The construction of below-grade parking shall be required below the apartment building to supplement the surface parking area. Additional below-grade parking shall be encouraged to reduce the amount of surface parking area and, if required, to maintain the minimum lot coverage and landscaped open space coverage requirements.

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Appendix "C"

**Richmond Street - Old Masonville
 Master Plan and Urban Design Guidelines**

Building Siting

- 1) Orient buildings along Richmond Street so that Richmond Street facades have multiple visible front entrances to provide an active pedestrian environment.
- 2) Create a defined street wall along Richmond Street by providing building frontage along no less than 75 percent of the eastern property line of the subject lands to support the visual and spatial continuity of the streetscape.
- 3) Provide multiple pedestrian connections into the interior of the subject lands from Richmond Street.
- 4) Provide private rear yard amenity space for the westerly townhouses toward the western property line so that this private rear yard amenity space for the townhouses abuts the private rear yard amenity space of the existing dwellings along Cherokee Road.
- 5) Provide visual interest at the terminus of the driveway directly across from Jacksway Crescent through building location and architectural detail and/or landscape features to provide a visually attractive sightline into the subject lands.

Built Form

- 6) Design building facades to express a defined base proportionally, approximately one third of the height of the building, a middle, and a top to contribute to a human-scaled measured pedestrian environment, conceal roof top mechanical equipment, and provide a visually interesting skyline (see Figure 5 below).
- 7) Break up building massing by employing recesses and projections that are prominent enough to provide visual interest and assist in providing solar protection (see Figure 3 below).
- 8) Use high quality building materials, such as masonry, that are compatible within the context of the existing streetscape.
- 9) Balance the proportion of facade cladding to ensure that there is a minimum of 50 percent glazing on apartment frontages facing Richmond Street and apartment frontages facing Hillview Boulevard.
- 10) Outdoor living spaces of individual living units should be provided in the form of fully- or partially-recessed balconies, consistent with the built form of the multi-storey residential buildings in the neighbourhood, to maximize the privacy of the spaces from the public realm. Where outdoor living spaces cannot be provided, a Juliet balcony should be provided (see Figure 5 below).

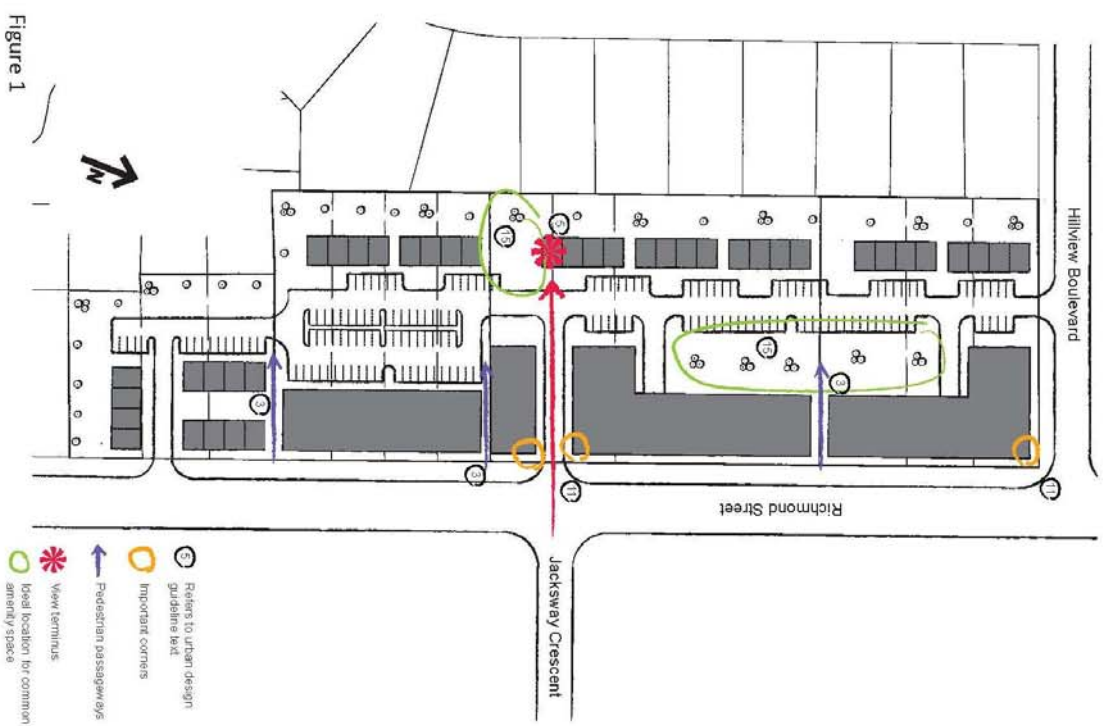


Figure 1

Agenda Item #	Page #

Appendix "C"

- 11) Building corners that are highly visible from the public realm should have a high degree of architectural detail. The built corner at the intersection of Hillview Boulevard and Richmond Street as well as the built corners at the entry to the site across from Jacksaway Crescent at Richmond Street require special architectural attention. Other building corners that are visible from the public realm should also be addressed through additional architectural details (see Figure 1 above and Figure 4 below).
- 12) Clearly define the first storey of buildings by employing overhead weather protection and using contrasting materials and/or colours to provide a human-scaled environment along Richmond Street and Hillview Boulevard (see Figure 5 below).
- 13) Provide a sensitive transition to the existing structures abutting the subject lands by gradually decreasing the building height from north to south and from east to west within the subject lands (see Figure 2 below).

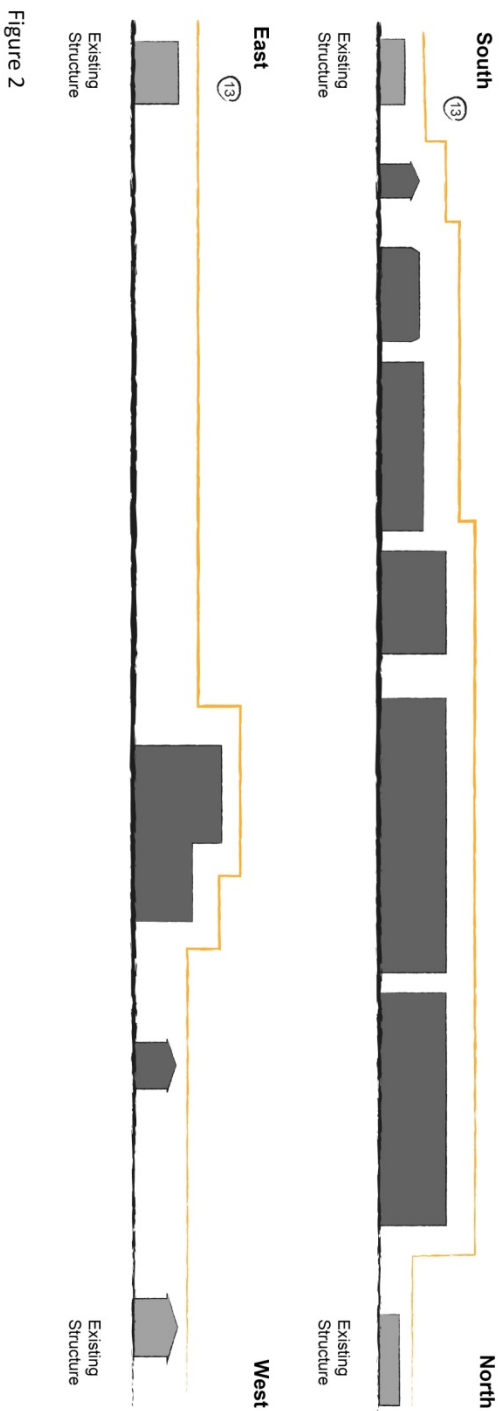


Figure 2

- 14) Design the westerly townhouses to be compatible in massing and architectural style with the single detached dwellings along Cherokee Road, particularly in providing pitched roofs and exterior masonry cladding.
- 15) Provide for residents outdoor common amenity spaces, which are located and designed to maximize potential use.

Site Development

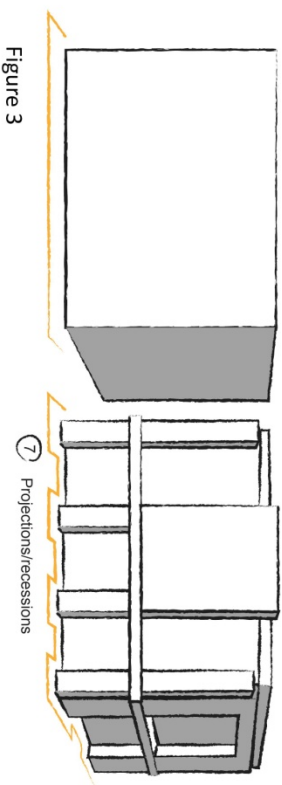


Figure 3

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Appendix "C"

- 16) Use landscaping to clearly delineate outdoor public and private space and improve pedestrian way finding.
- 17) Screen the western and southern property lines with a continuous combination of fencing and dense landscaping to maximize privacy between abutting outdoor uses.
- 18) Preserve existing mature tree coverage within the required rear yard and side yard setbacks along the western and southern perimeters of the subject lands.
- 19) Provide tree cover within the site and along the Richmond Street to provide shade for pedestrians and generally reduce solar gain.

Commercial Uses

- 20) Provide transparent glass along commercial frontages to allow for pedestrians to see into the interior of the buildings and for store employees to provide passive surveillance of the street. A greater proportion of the façade of commercial uses should be composed of transparent glass than that of residential uses.
- 21) Along commercial frontages, provide recessed entrances to reduce conflicts between public and private activities.

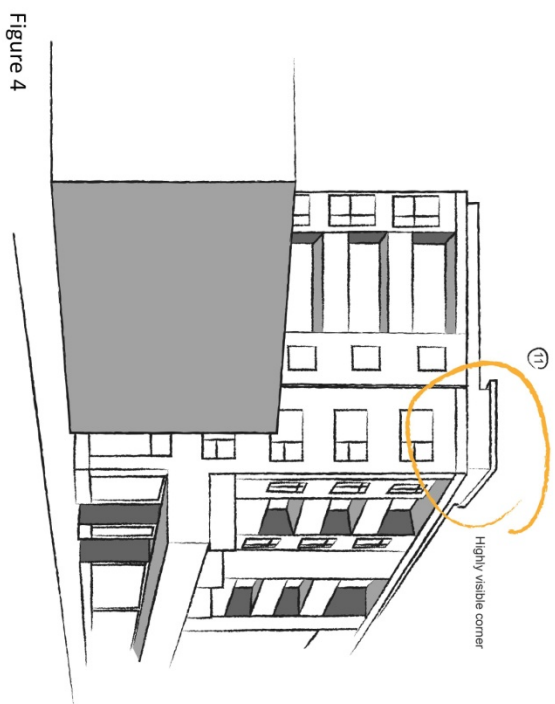


Figure 4

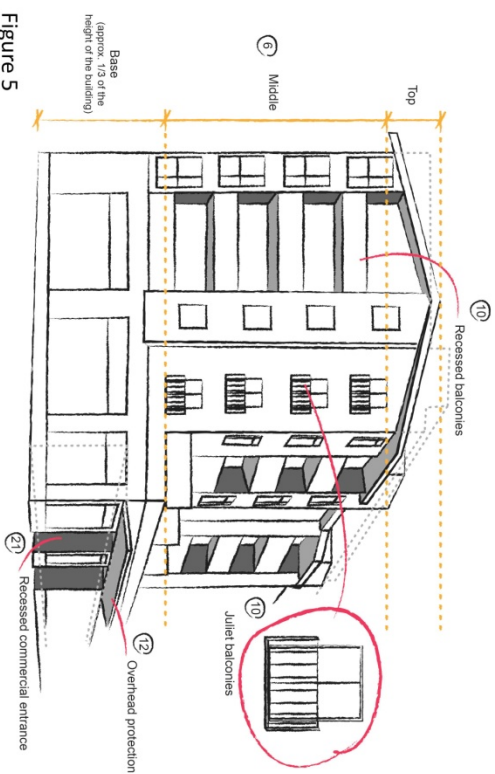


Figure 5

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**File: OZ-7965
Planner: Mike Davis**

Appendix "D"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street.

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on January 28, 2014

Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2014
Second Reading – January 28, 2014
Third Reading – January 28, 2014

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**File: OZ-7965
Planner: Mike Davis**

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* to the list of guideline documents in Section 19.2.2 of the Official Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street in the City of London.

C. BASIS OF THE AMENDMENT

The *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* will provide guidance to developers, builders, consultants, the public, and internal Engineering and Planning Staff and assist with the evaluation of site plan applications and applications for plans of condominium to facilitate the development of an aesthetically pleasing, functional, and transit-supportive development while simultaneously preserving the residential amenity of the abutting low density residential lands to the west and south.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

19.2.2. ii) () Richmond Street-Old Masonville Master Plan and Urban Design Guidelines

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**File: OZ-7965
Planner: Mike Davis**

Appendix "E"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1607, 1609 and 1611 Richmond Street.

WHEREAS the City of London has applied to rezone an area of land located at 1607, 1609 and 1611 Richmond Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located at 1607, 1609 and 1611 Richmond Street, as shown on the attached map comprising part of Key Map No. A102, from a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone to a Holding Residential R5 Special Provision (h-5•h-(*•h-(**•R5-2(*)) Zone.

1) Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

(2)_ h-*) *Purpose:* To ensure that the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*, established through the Official Plan and Zoning amendment review process, are implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and urban design principles identified in the Master Plan and Urban Design Guidelines to the satisfaction of the Director, Land Use Planning and City Planner prior to the removal of the h-*) symbol.

Permitted Interim Uses: Existing Uses

2) Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the following holding new provision:

(2)_ h-(**) *Purpose:* To ensure the orderly development of the subject lands, the h-(**) symbol shall not be removed until a storm/drainage and stormwater management (SWM) servicing design report has been prepared and accepted for the subject lands to ensure that the that future development has the sufficient storm outlet and SWM servicing to the specifications and satisfaction of the City Engineer.

Permitted Interim Uses: Existing Uses

3) Section Number 9.4 of the Residential R5 (R5-2) Zone is amended by adding the following new Special Provision:

_) R5-2(*) 1607, 1609 and 1611 Richmond Street
a) Permitted uses for 1607 Richmond Street
i) Cluster townhouses

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**File: OZ-7965
Planner: Mike Davis**

- b) Permitted uses for 1609 and 1611 Richmond Street
 - i) Cluster townhouses
 - ii) Cluster stacked townhouses

- c) Regulations for 1607, 1609 and 1611 Richmond Street
 - i) Lot Frontage (Minimum) 70.0 metres (229.6 feet)
 - ii) Lot Area (Minimum) 0.40 hectares (0.99 acres)
 - iii) Front Yard Depth (Maximum) 3.0 metres (9.8 feet) from the ultimate road allowance
 - iv) Rear Yard Depth (Minimum) 15.0 metres (19.2 feet)
 - v) Lot Coverage (Maximum) 35%
 - vi) Density (Maximum) 45 Units per Hectare (24 units per acre)
 - vii) Bedrooms per dwelling unit (Maximum) 3
 - viii) Maximum height to be measured from grade to roof peak
 - ix) Basement ceiling height above grade (Maximum) 0.5 metres (1.6 feet)
 - x) Number of dwelling units (Maximum) 16
 - xi) Number of vertically attached townhouse dwelling units (Maximum) 4

- d) Additional Regulations for 1607 Richmond Street
 - i) Height (Maximum) 9.5 metres (31.2 feet)
 - ii) South Interior Side Yard Depth (Minimum) 15.0 metres (49.2 feet)
 - iii) No part of any required south interior side yard shall be used for any purpose other than landscaped open space.

- e) Additional Regulations for 1609 and 1611 Richmond Street
 - i) Height (first 16.0 metres of lot depth) (Maximum) 12.0 metres (39.3 feet)
 - ii) Height (beyond the first 16.0 metres of lot depth) (Maximum) 9.5 metres (31.2 feet)

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**File: OZ-7965
Planner: Mike Davis**

- iii) North Interior Side Yard Setback (Minimum) 3.0 metres (9.8 feet)
- vii) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required side yard or provides vehicular access to Richmond Street located in the required front yard.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 28, 2014

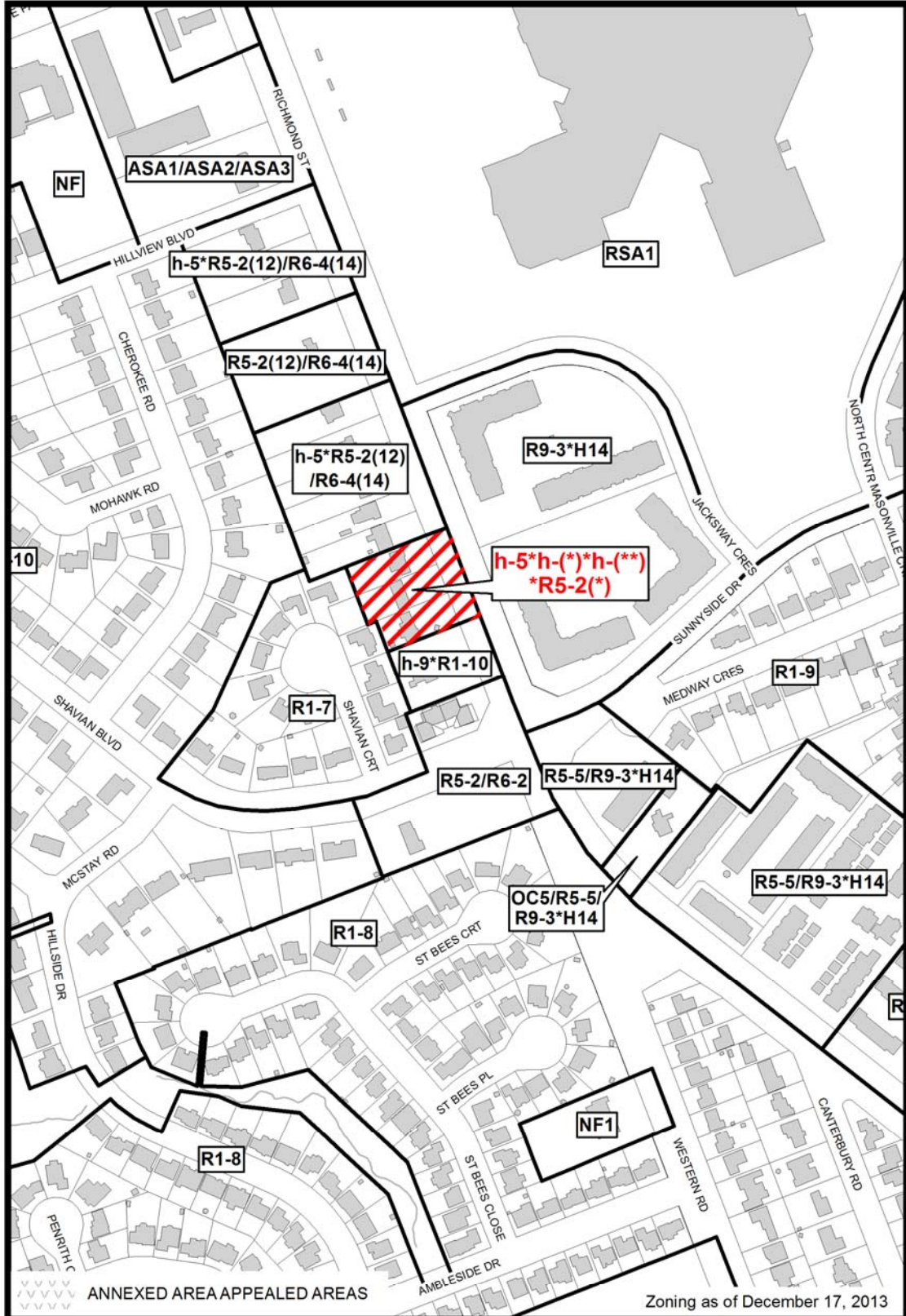
Joe Fontana
Mayor


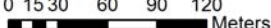

Catharine Saunders
City Clerk

First Reading – January 28, 2014
Second Reading – January 28, 2014
Third Reading – January 28, 2014

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



<p>File Number: OZ-7965_1 Planner: MD Date Prepared: 2013/12/23 Technician: CK By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,500</p> <p>0 15 30 60 90 120 Meters </p> <p></p>
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Geodatabase

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**File: OZ-7965
Planner: Mike Davis**

Appendix "F"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1615, 1619, 1623 and 1627 Richmond Street.

WHEREAS the City of London has applied to rezone an area of land located at 1615, 1619, 1623 and 1627 Richmond Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located at 1615, 1619, 1623 and 1627 Richmond Street, as shown on the attached map comprising part of Key Map No. A102, from a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone to a Holding Residential R9 Special Provision (h-5•h-(*)•h-(**)*R9-7(***)) Zone.

1) Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

(2)_ h-(*) *Purpose:* To ensure that the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*, established through the Official Plan and Zoning amendment review process, are implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and urban design principles identified in the Master Plan and Urban Design Guidelines to the satisfaction of the Director, Land Use Planning and City Planner prior to the removal of the h-(*) symbol.

Permitted Interim Uses: Existing Uses

2) Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the following holding new provision:

(2)_ h-(**) *Purpose:* To ensure the orderly development of the subject lands, the h-(**) symbol shall not be removed until a storm/drainage and stormwater management (SWM) servicing design report has been prepared and accepted for the subject lands to ensure that the that future development has the sufficient storm outlet and SWM servicing to the specifications and satisfaction of the City Engineer.

Permitted Interim Uses: Existing Uses

3) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following new Special Provision:

_) R9-7(***) 1615, 1619, 1623 and 1627 Richmond Street
a) Permitted uses
i) Cluster townhouses
ii) Apartment buildings

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- iii) Senior citizens apartment buildings
- iv) Continuum-of-care facilities

b) Regulations

- i) Lot Frontage (Minimum) 70.0 metres (229.6 feet)
- ii) Lot Area (Minimum) 0.60 hectares (1.4 acres)
- iii) Front Yard Depth (Maximum) 3.0 metres (9.8 feet) from the ultimate road allowance
- iv) Lot Coverage (Maximum) 40%
- v) Density (Maximum) 150 Units per Hectare (60 units per acre)
- vi) Bedrooms per dwelling unit (Maximum) 3
- vii) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required side yard.

c) Additional Regulations for Apartment Buildings, Senior Citizen Apartment Buildings, and Continuum-of-Care Facilities

- i) Height (first 25.0 metres of lot depth) (Maximum) 15.0 metres (49.2 feet)
- ii) Setback from Rear Property Line (Minimum) 65.0 metres (213.3 feet)
- iii) Interior Side Yard Depth (Minimum) 3.0 metres (9.8 feet)

d) Additional Regulations for Cluster Townhouses

- i) Height (Maximum) 9.5 metres (31.2 feet)
- ii) Maximum height to be measured from grade to roof peak
- iii) Basement ceiling height above grade (Maximum) 0.5 metres (1.6 feet)
- iv) Number of townhouse dwelling units (Maximum) 8
- v) Number of vertically attached townhouse dwelling units (Maximum) 4
- vi) North Interior Side Yard Depth (Minimum) 3.0 metres (9.8 feet)

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**File: OZ-7965
Planner: Mike Davis**

- | | |
|---|----------------------------|
| vii) South Interior Side
Yard Depth
(Minimum) | 15.0 metres
(49.2 feet) |
| viii) Rear Yard Depth
(Minimum) | 15.0 metres
(49.2 feet) |

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 28, 2014

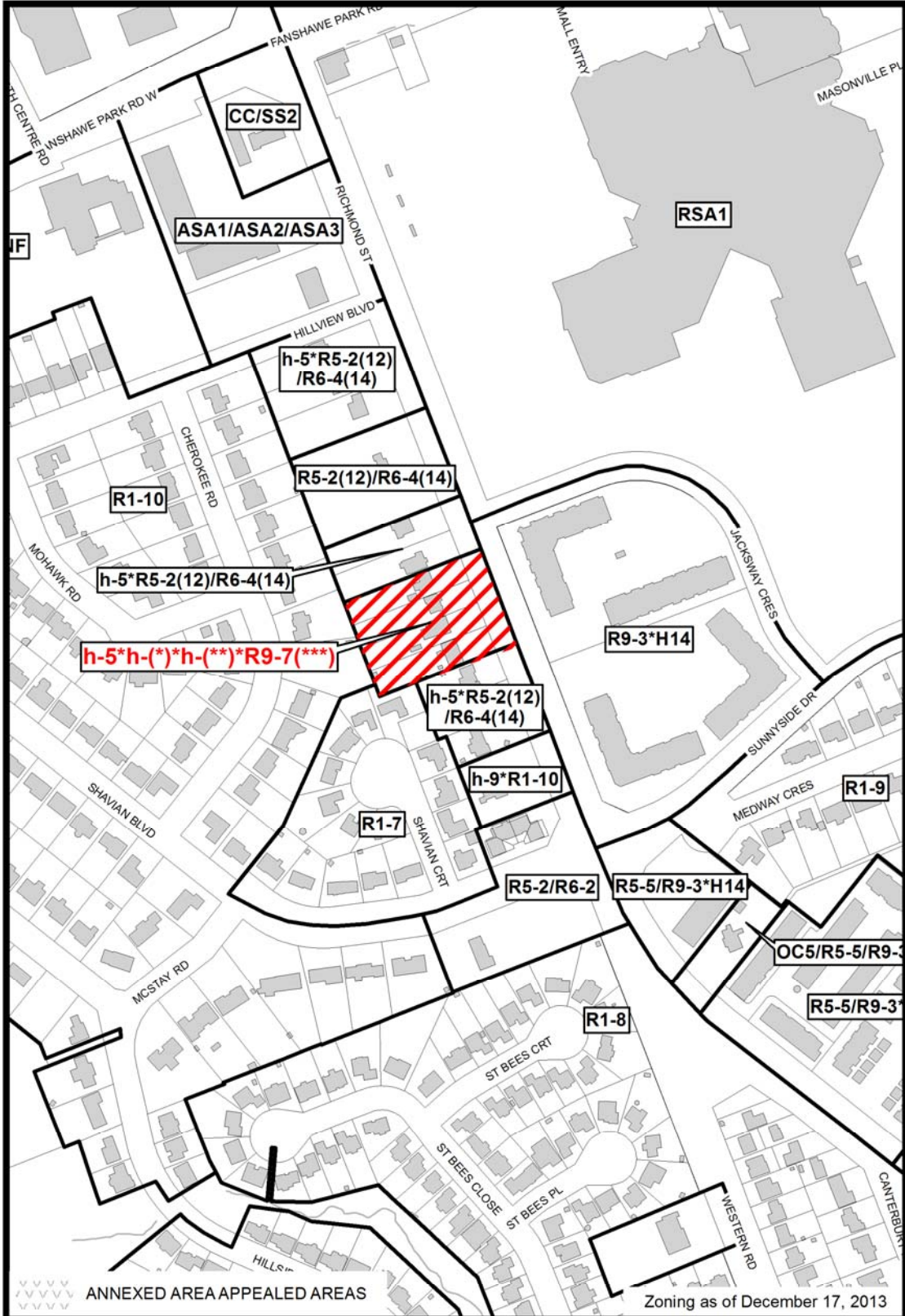
Joe Fontana
Mayor



Catharine Saunders
City Clerk

First Reading – January 28, 2014
Second Reading – January 28, 2014
Third Reading – January 28, 2014

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



<p>File Number: OZ-7965_2 Planner: MD Date Prepared: 2013/12/23 Technician: CK By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:3,500</p> <p>0 15 30 60 90 120 Meters</p> 
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Geodatabase

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**File: OZ-7965
Planner: Mike Davis**

Appendix "G"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1631, 1635 and 1639 Richmond Street.

WHEREAS the City of London has applied to rezone an area of land located at 1631, 1635 and 1639 Richmond Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located at 1631, 1635 and 1639 Richmond Street, as shown on the attached map comprising part of Key Map No. A102, from a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone and a Residential R5 Special Provision/Residential R6 Special Provision (R5-2(12)/R6-4(14)) Zone to a Holding Residential R9 Special Provision/Convenience Commercial Special Provision (h-5•h-(*)•R9-7(**)/CC4(*)) Zone.

1) Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

(2)_ h-(*) *Purpose:* To ensure that the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*, established through the Official Plan and Zoning amendment review process, are implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and urban design principles identified in the Master Plan and Urban Design Guidelines to the satisfaction of the Director, Land Use Planning and City Planner prior to the removal of the h-(*) symbol.

Permitted Interim Uses: Existing Uses

2) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following new Special Provision:

_)	R9-7(**)	1631, 1635 and 1639 Richmond Street
a)	Permitted uses	
	i) Cluster townhouses	
	ii) Apartment buildings	
	iii) Senior citizens apartment buildings	
	iv) Continuum-of-care facilities	
b)	Regulations	
	i) Lot Frontage (Minimum)	70.0 metres (229.6 feet)
	ii) Lot Area (Minimum)	0.60 hectares (1.4 acres)
	iii) Front Yard Depth (Maximum)	3.0 metres (9.8 feet) from the ultimate road allowance

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**File: OZ-7965
Planner: Mike Davis**

- iv) Interior Side Yard Depth (Minimum) 3.0 metres (9.8 feet)
- iv) Lot Coverage (Maximum) 45%
- v) Density (Maximum) 200 Units per Hectare (80 units per acre)
- vi) Bedrooms per dwelling unit (Maximum) 3
- vii) Parking Standard (Minimum) 0.8 parking spaces per dwelling unit
- vii) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required side yard or provides vehicular access to Richmond Street located in the required front yard.

c) Additional Regulations for Apartment Buildings, Senior Citizen Apartment Buildings, and Continuum-of-Care Facilities

- i) Height (first 25.0 metres of lot depth) (Maximum) 20.0 metres (65.5 feet)
- ii) Height (beyond the first 25.0 metres of lot depth) (Maximum) 15.0 metres (49.2 feet)
- iii) Setback from Rear Property Line (Minimum) 50.0 metres (164.0 feet)

d) Additional Regulations for Cluster Townhouses

- i) Height (Maximum) 9.5 metres (31.2 feet)
- ii) Maximum height to be measured from grade to roof peak
- iii) Basement ceiling height above grade (Maximum) 0.5 metres (1.6 feet)
- iv) Number of townhouse dwelling units (Maximum) 12
- v) Number of vertically attached townhouse dwelling units (Maximum) 4
- vi) Rear Yard Depth (Minimum) 15.0 metres (49.2 feet)

3) Section Number 29.4 of the Convenience Commercial (CC) Zone is amended by adding the following new Special Provision:

_) CC4(*) 1631, 1635 and 1639 Richmond Street

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**File: OZ-7965
Planner: Mike Davis**

- a) Additional Permitted uses
 - i) Restaurant, take-out without a drive-through facility

- b) Regulations
 - i) Total Gross Floor Area (m²) (Maximum) 200.0 (2,153 square feet)
 - ii) Gross Floor Area for Individual Uses (m²) (Maximum) 100.0 (1,076 square feet)
 - iii) Restricted to 1631 or 1635 Richmond Street within an apartment building
 - iv) No additional parking spaces required

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 28, 2014

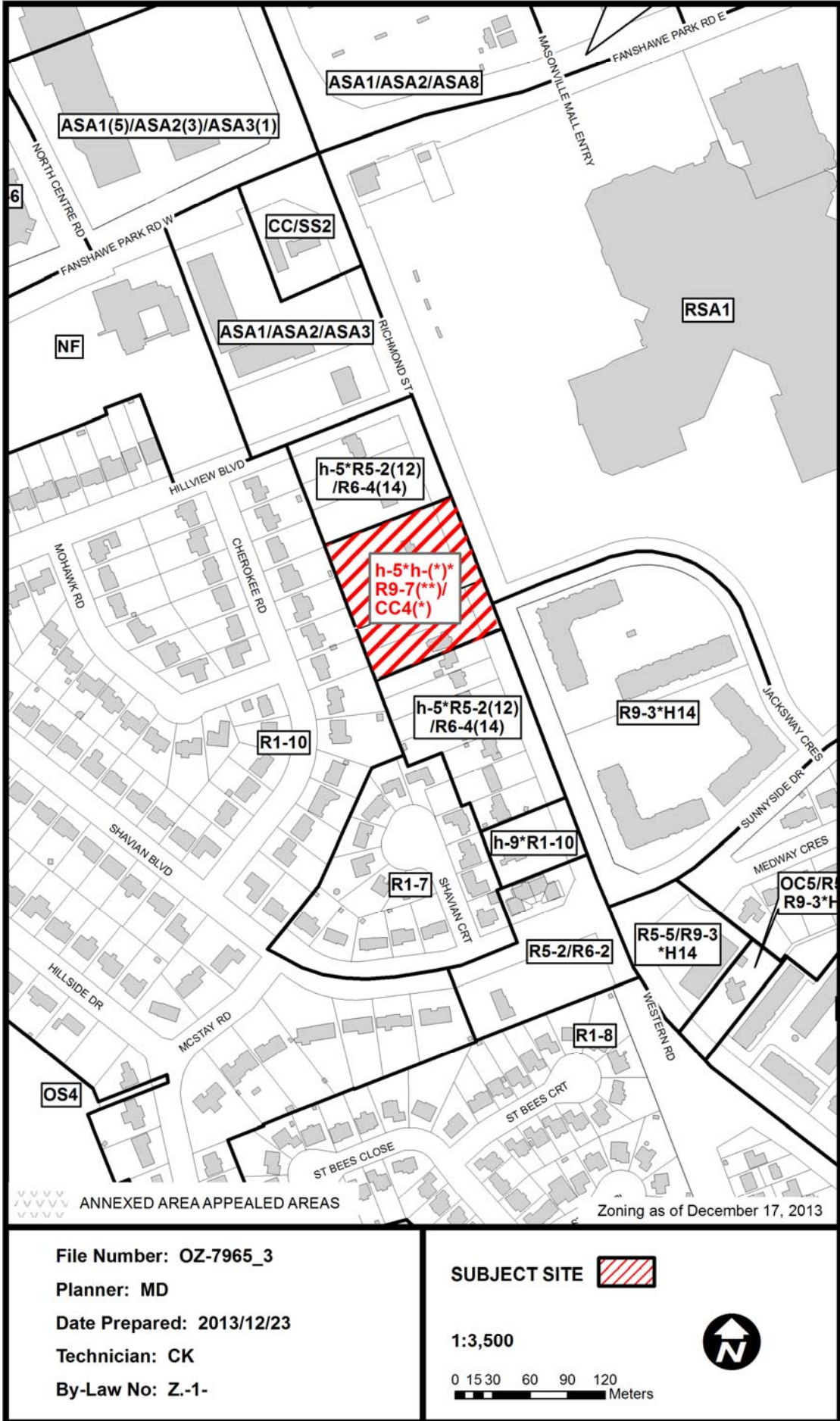
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2014
Second Reading – January 28, 2014
Third Reading – January 28, 2014

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



File Number: OZ-7965_3

Planner: MD

Date Prepared: 2013/12/23

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE

1:3,500

0 15 30 60 90 120 Meters



Two empty rectangular boxes for agenda item and page numbers.

File: OZ-7965
Planner: Mike Davis

Appendix "H"

Bill No. (number to be inserted by Clerk's Office)
2014

By-law No. Z.-1-14_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1643, 1649 and 1653 Richmond Street.

WHEREAS the City of London has applied to rezone an area of land located at 1643, 1649 and 1653 Richmond Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

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

Schedule "A" to By-law No. Z-1 is amended by changing the zoning applicable to lands located at 1643, 1649 and 1653 Richmond Street, as shown on the attached map comprising part of Key Map No. A102, from a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone to a Holding Residential R9 Special Provision (h-5•h-(*•h-55•R9-7(*)) Zone.

1) Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the following new holding provision:

(2)_ h-(*) Purpose: To ensure that the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines, established through the Official Plan and Zoning amendment review process, are implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and urban design principles identified in the Master Plan and Urban Design Guidelines to the satisfaction of the Director, Land Use Planning and City Planner prior to the removal of the h-(* symbol.

Permitted Interim Uses: Existing Uses

2) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following new Special Provision:

_) R9-7(*) 1643, 1649 and 1653 Richmond Street
a) Permitted uses
i) Cluster townhouses
ii) Apartment buildings
iii) Senior citizens apartment buildings
iv) Continuum-of-care facilities
b) Regulations
i) Lot Frontage (Minimum) 70.0 metres (229.6 feet)
ii) Lot Area (Minimum) 0.60 hectares (1.4 acres)
iii) Front Yard Depth (Maximum) 3.0 metres (9.8 feet) from the ultimate road allowance

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**File: OZ-7965
Planner: Mike Davis**

- iv) Interior Side Yard Depth (Minimum) 3.0 metres (9.8 feet)
 - v) Exterior Side Yard Depth (Minimum) 3.0 metres (9.8 feet)
 - v) Lot Coverage (Maximum) 45%
 - vi) Density (Maximum) 200 Units per Hectare (80 units per acre)
 - vii) Bedrooms per dwelling unit (Maximum) 3
 - viii) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required side yard or provides vehicular access to Hillview Boulevard located in the required exterior side yard.
- c) Additional Regulations for Apartment Buildings, Senior Citizen Apartment Buildings, and Continuum-of-Care Facilities
- i) Height (first 25.0 metres of lot depth) (Maximum) 20.0 metres (65.5 feet)
 - ii) Height (beyond the first 25.0 metres of lot depth) (Maximum) 15.0 metres (49.2 feet)
 - iii) Setback from Rear Property Line (Minimum) 50.0 metres (164.0 feet)
- d) Additional Regulations for Cluster Townhouses
- i) Height (Maximum) 9.5 metres (31.2 feet)
 - ii) Maximum height to be measured from grade to roof peak
 - iii) Basement ceiling height above grade (Maximum) 0.5 metres (1.6 feet)
 - iv) Number of townhouse dwelling units (Maximum) 8
 - v) Number of vertically attached townhouse dwelling units (Maximum) 4
 - vi) Rear Yard Depth (Minimum) 15.0 metres (49.2 feet)

Agenda Item # Page #

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File: OZ-7965
Planner: Mike Davis

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on January 28, 2014

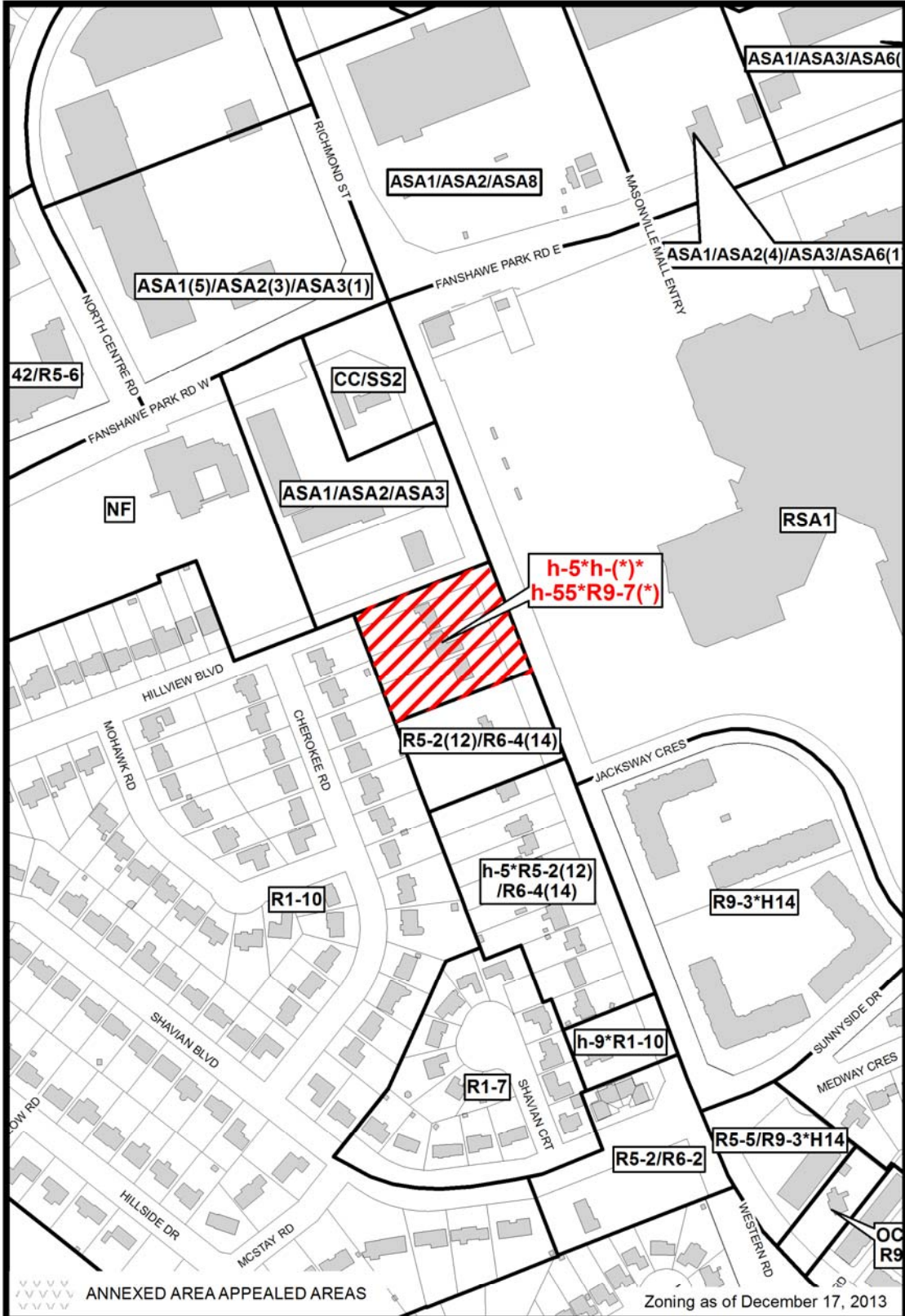
Joe Fontana
Mayor

Catharine Saunders
City Clerk

First Reading – January 28, 2014
Second Reading – January 28, 2014
Third Reading – January 28, 2014

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



ANNEXED AREA APPEALED AREAS

Zoning as of December 17, 2013

File Number: OZ-7965_4

Planner: MD

Date Prepared: 2013/12/23

Technician: CK

By-Law No: Z.-1-

SUBJECT SITE 

1:3,500

0 15 30 60 90 120 Meters



File: OZ-7965
Planner: Mike Davis

Appendix "I"
1631, 1635, and 1639 Richmond Street – Site Plan



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File: OZ-7965
Planner: Mike Davis

Appendix "I"
1631, 1635, and 1639 Richmond Street – Apartment Building (East Elevation)



KYLE ENGLAND CONSULTING
166 ATLAS AVENUE
TORONTO, ONTARIO
M5C 3P5
416 653 6363

1631, 1635 & 1639 RICHMOND STREET
LONDON, ON
(MR. FARID METWALY)
PROJECT NO: 1107

DATE: NOVEMBER 28, 2011
SCALE: 1:150

APARTMENT ELEVATIONS
FRONT (EAST)
APT_A201

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File: OZ-7965
Planner: Mike Davis

Appendix "I"

1631, 1635, and 1639 Richmond Street – Apartment Building (West Elevation)

KYLE ENGLAND CONSULTING
166 ATLAS AVENUE
TORONTO, ONTARIO
M6C 3P5
416 653 6363

1631, 1635 & 1639 RICHMOND STREET
LONDON, ON
(MR. FARID METWALY)
PROJECT NO: 1107

DATE: NOVEMBER 28, 2011
SCALE: 1:150

APARTMENT ELEVATIONS
REAR (WEST)
APT_A203



Empty boxes for agenda item and page numbers.

File: OZ-7965
Planner: Mike Davis

Appendix "I"

1631, 1635, and 1639 Richmond Street – Apartment Building (South Elevation)

KYLE ENGLAND CONSULTING
166 ATLAS AVENUE
TORONTO, ONTARIO
M5C 3P5
416 653 6363

1631, 1635 & 1639 RICHMOND STREET
LONDON, ON
(MR. FARID METWALLY)
PROJECT NO: 1107

DATE: NOVEMBER 28, 2011
SCALE: 1:150

APARTMENT ELEVATIONS
SOUTH SIDE
APT_A202



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File: OZ-7965
Planner: Mike Davis

Appendix "I"

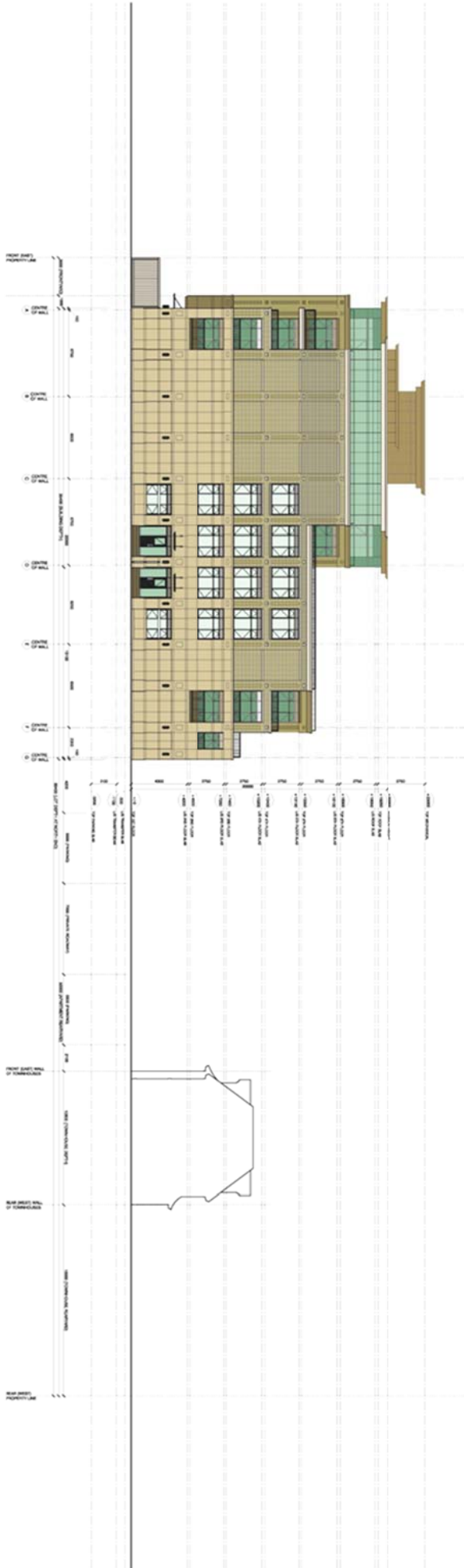
1631, 1635, and 1639 Richmond Street – Apartment Building (North Elevation)

KYLE ENGLAND CONSULTING
166 ATLAS AVENUE
TORONTO, ONTARIO
M6C 3P5
416 653 6363

1631, 1635 & 1639 RICHMOND STREET
LONDON, ON
(MR. FARID METWALY)
PROJECT NO: 1107

DATE: NOVEMBER 28, 2011
SCALE: 1:150

APARTMENT ELEVATIONS
NORTH SIDE
APT_A204



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File: OZ-7965
 Planner: Mike Davis

Appendix "I"

1631, 1635, and 1639 Richmond Street – Cluster Townhouses (East Elevation)



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File: OZ-7965
Planner: Mike Davis

Appendix "I"

1631, 1635, and 1639 Richmond Street – Cluster Townhouses (West Elevation)

KYLE ENGLAND CONSULTING
186 ATLAS AVENUE
TORONTO, ONTARIO
M8C 3P5
416 653 6353

1631, 1635 & 1639 RICHMOND STREET
LONDON, ON
(MR. FARID METWALLY)
PROJECT NO: 1107

DATE: NOVEMBER 11, 2011
SCALE: 1:100

TOWNHOUSE ELEVATIONS
REAR (EAST)
TH_A202



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Appendix "I"

1631, 1635, and 1639 Richmond Street – Cluster Townhouses (North/South Elevation)



KYLE ENGLAND CONSULTING
186 ATLAS AVENUE
TORONTO, ONTARIO
M8C 3P5
416 653 6353

1631, 1635 & 1639 RICHMOND STREET
LONDON, ON
(MR. FARID METWALLY)
PROJECT NO: 1107

DATE: NOVEMBER 11, 2011
SCALE: 1:100

TOWNHOUSE ELEVATIONS
NORTH & SOUTH ENDS
TH_A203

Agenda Item # Page #

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File: OZ-7965
Planner: Mike Davis