

Bill No. 75
2014

By-law No. C.P.-1284(tq)-____

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. 565 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

AMENDMENT NO. 565

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.
--------------------------------	--

- i) In addition to the requirements identified in the *Richmond Street-Old 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 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.