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File: Z-8229
Planner: B. Debbert

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: WESTERN UNIVERSITY 1836 RICHMOND STREET PUBLIC PARTICIPATION MEETING ON APRIL 8, 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 Western University relating to the property located at 1836 Richmond Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 15, 2014, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** an Urban Reserve (UR2) Zone, **TO** a Holding Residential R5/Residential R7/Residential R8 Special Provision (h-4•h-5•h-18•h-54•h-55•h-79•h-89•R5-7(*)/R7(*)/R8-4(*) Zone, an Open Space Special Provision (OS5(*)), an Open Space Special Provision (OS5(**)) Zone, and an Urban Reserve Special Provision (UR2(*) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following issues through the site plan process:
 - i) consider a concept plan for the entire site, including urban design guidelines and principles as per the Placemaking Guidelines, to ensure that the property is developed in a logical and comprehensive fashion;
 - ii) locate buildings close to, and oriented toward Richmond Street to create an active street edge and contribute to the character of the future transit node at Richmond Street and Fanshawe Park Road West;
 - iii) locate taller buildings adjacent to Richmond Street rather than internal to the site, to enclose the street and create a transition in height through the site;
 - iv) use a combination of setback, built form, building orientation and height for buildings at the north-west corner of the site to provide a sensitive transition from the existing residential development to the north to the new development on the subject site;
 - v) locate parking underground or in the side or rear yards of proposed buildings and away from Richmond Street or any other future street frontages, to screen the parking and provide active uses at the street edge. Where this is not possible, screen any parking that is visible from a public street with enhanced landscaping such as shrubs and/or low landscape walls;
 - vi) include convenient, safe and direct pedestrian connections from the public sidewalk to the building entrances, through the site and between buildings to facilitate pedestrian movement to and through the site;
 - vii) retain the necessary topography and design the site to protect and enhance unobstructed view(s) of the Downtown skyline in order to create amenity for all future residents of the property;
 - viii) incorporate Gibbon's Lodge and any other historic features identified through the statement of cultural heritage value and interest for the property in a functional and meaningful way into the new development;
 - ix) incorporate trees identified in the required tree retention plan into the landscaping plans for new development in order to retain some of the existing vegetation;

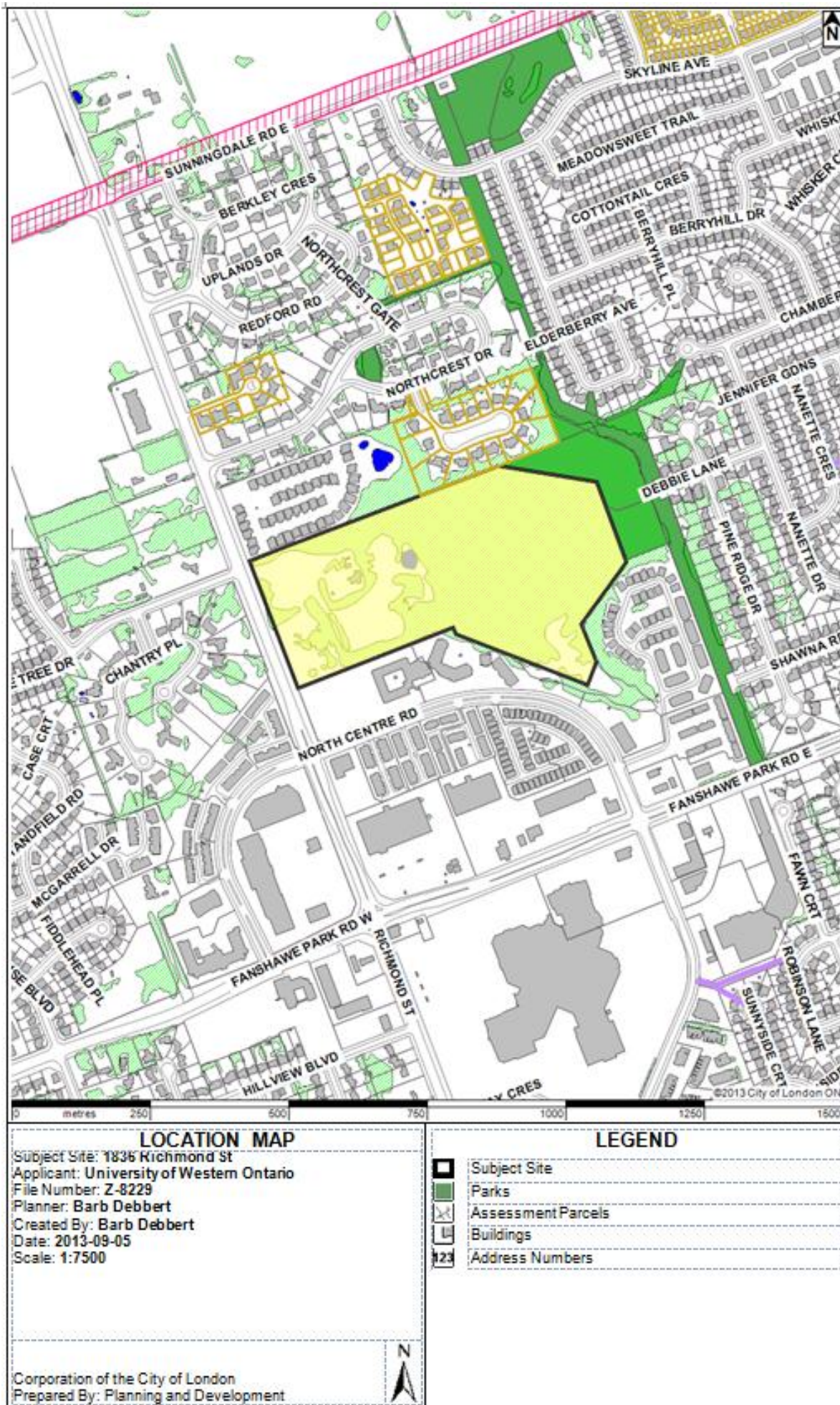
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- and,
- x) prepare and implement to the satisfaction of the Managing Director of Environmental and Engineering Services and City Engineer, the recommendations of a hydrogeological and geotechnical report.
- (c) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** an Urban Reserve (UR2) Zone **TO** a Residential R5/Residential R7/Residential R8 Special Provision (R5-7(_)/R7(_)/R8-4(_)) Zone, a Holding Residential R5/Residential R7/Residential R8 Special Provision (h-__*R5-7(_)/R7(_)/R8-4(_)) Zone, an Open Space Special Provision (OS5(_)) Zone, and an Open Space Special Provision (OS5(_)) Zone, **BE REFUSED** for the following reasons:
- i) On the development lands, consideration of a 0.0 metre building setback from the ecological buffer is premature until a more detailed Environmental Impact Study is prepared by the developer, which is based on detailed development plans and includes recommendations and conclusions accepted by the City addressing building setbacks;
 - ii) On the development lands, it is appropriate to include a reduced front yard setback, not requested by the applicant, in order to facilitate the placement of buildings close to the street in support of urban design principles;
 - iii) On the development lands, it is appropriate to include holding provisions, not requested by the applicant, to ensure that detailed geotechnical studies, public site plan approval, archaeological assessment, noise, traffic impact, tree preservation, storm/drainage and stormwater servicing are addressed prior to development, at the site plan approval stage;
 - iv) On the maximum ecological buffer, an alternative is recommended to the requested Residential Zones with a holding provision requiring the completion of an EIS which reviews detailed development plans and refines the exact boundaries of the Maximum Ecological Buffer. The recommended Urban Reserve Special Provision (UR2(*)) Zone provides impartiality on the ultimate outcome of a more detailed Environmental Impact Study, and provides an explanation of the expectations to be met before Residential and/or Open Space Zones are applied to the area to delineate the development limit;
 - v) It was appropriate to extend the minimum ecological buffer through the existing developed area on the property to prevent future development or site alteration in the area intended to protect the Environmentally Significant Area and Provincially Significant Wetland;
 - vi) It is appropriate to extend the maximum ecological buffer to the area between the minimum ecological buffer and the existing dwelling to prevent future development or site alteration in the area until the final development limit is determined.
 - vii) It is appropriate to include a limited range of non-residential uses, not requested by the applicant, as permitted uses within the existing buildings which have heritage significance, in order to facilitate their conservation.
- (d) the Civic Administration **BE DIRECTED** to work with the London Advisory Committee on Heritage and the Owner to prepare a statement of cultural heritage value and interest for the property at 1836 Richmond Street.

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PREVIOUS REPORTS PERTINENT TO THIS MATTER

January 31, 2011 - Report to Built and Natural Environment Committee re: 1836, 1890 Richmond Street, 27 Northcrest Drive and 34 – 35 Debbie Lane, recommending the application of the Open Space designation to the Gibbons Wetland/Woodland Environmentally Significant Area and environmental policy changes.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action will permit multi-family residential development on a portion of the property, and protect the adjacent Gibbons Provincially Significant Wetland (PSW) and Environmentally Significant Area (ESA), with appropriate buffers, from development on the remaining portion of the property. This will be achieved through the application of different zoning to four separate areas and the inclusion of special regulations for the use of the existing buildings on the property. These areas are described below and illustrated on the following page. In addition, staff are recommending that city staff, the London Advisory Committee on Heritage and the Owner undertake the preparation of a statement of cultural heritage value and interest for the property.

Development Area (see Figure 1 on Page 5):

The recommended series of Holding Residential Special Provision zones will permit cluster townhouse and cluster stacked townhouse dwellings with a maximum density of 60 uph and a maximum height of 12.0 m, and apartment buildings, senior citizen apartment buildings, handicapped persons apartment buildings, lodging house class II, stacked townhouses, nursing homes, retirement lodges, continuum-of-care facilities and emergency care establishments with a maximum density of 75 uph and a maximum height of 13.0 m.

The area to be rezoned includes Gibbons Lodge. To facilitate a future designation of the structure under Part IV of the *Ontario Heritage Act*, additional uses in addition to existing uses, including commercial recreation establishments, day care centres, dwellings, offices, places of worship, studios and University School related functions within existing buildings, are recommended.

Special provisions in the Development Area will permit the density calculations to be based on a total lot area of 5.6 ha., which includes the final ecological buffer. They will also permit a minimum front yard setback of 0.0 metres to allow the buildings to be located close to Richmond Street.

The recommended holding provisions will require a detailed geotechnical study, an archaeological assessment, a noise study, a traffic impact study, a tree preservation report, and a storm/drainage and stormwater servicing report prior to site plan approval. They will also require the applicant to complete a public site plan approval process.

Environmentally Significant Area (see Figure 1 on Page 5):

This area is the Environmentally Significant Area and Provincially Significant Wetland identified in the Official Plan through the adoption by Council of Official Plan Amendment 492 in 2011. The recommended Open Space (OS5(**)) Zoning applied to this area will allow conservation lands, conservation works, passive recreation uses and managed woodlots. A special provision indicates there is no minimum lot frontage requirement, since the zoned area technically does not have frontage on an open public road.

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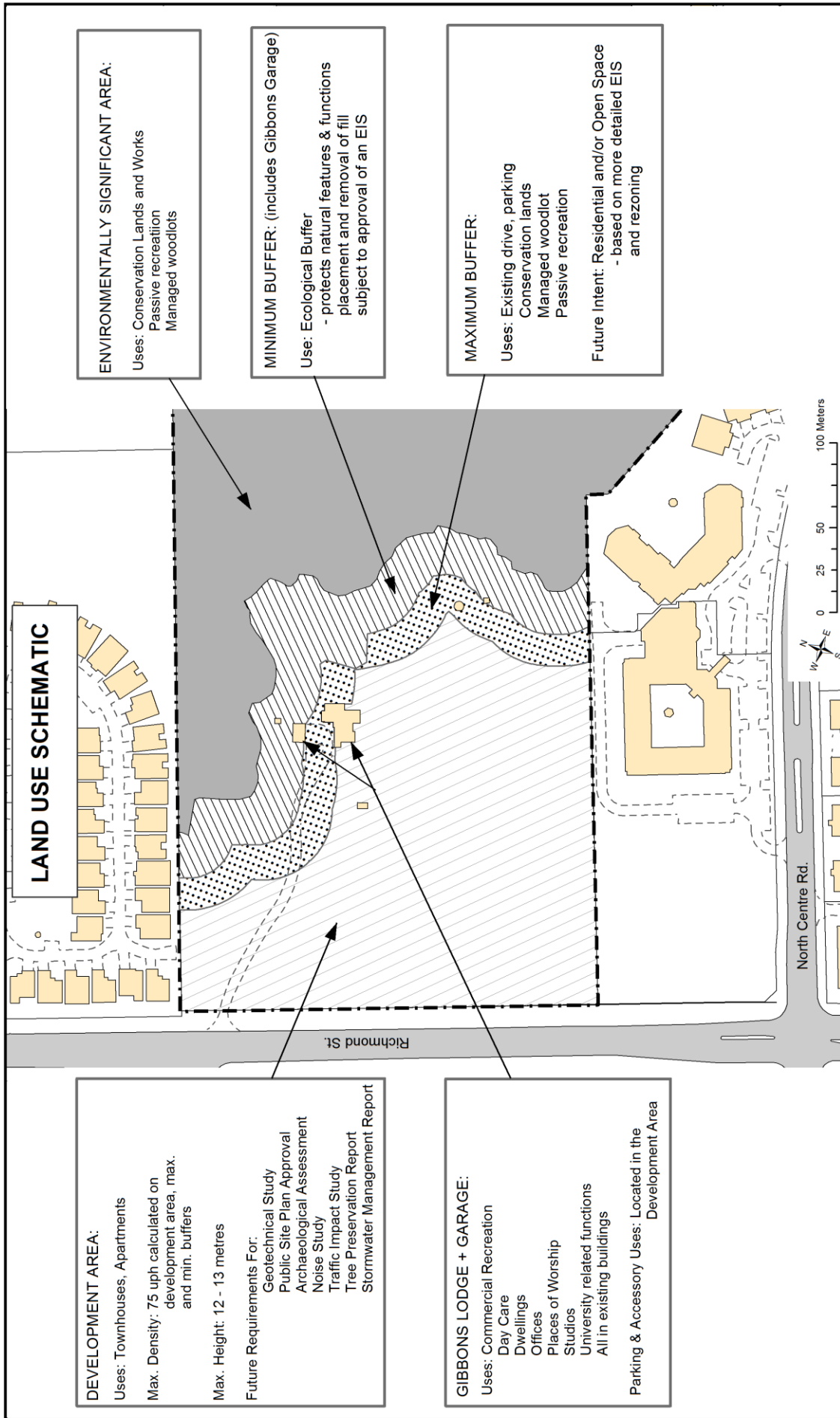


Figure 1

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Minimum Ecological Buffer (see Figure 1 on Page 5):

This buffer was identified through the recommendations of the Environmental Impact Study prepared by Natural Resource Solutions Inc. and accepted by the City. The recommended Open Space (OS5(*)) Zoning is intended to ensure that these lands remain undeveloped. The primary permitted use is an ecological buffer, defined as *“a combination of trees, shrubs, grass or other plants identified in the Native Species Planting Guidelines for the City of London, which are intended to provide protection to wetlands, stream corridors and other important natural features or functions. Within the ecological buffer, existing vegetation which is desirable, as identified in an approved environmental study, will be maintained. Horticultural activities and the placement or removal of fill shall not be permitted, except where it has been recommended in an approved environmental study.”*

The minimum buffer area includes the garage and sheds associated with Gibbons Lodge. To facilitate the conservation of the garage, should it be considered in the statement of cultural heritage value and interest for the property under Part IV of the *Ontario Heritage Act*, additional uses in addition to existing uses, including commercial recreation establishments, day care centres, dwellings, offices, places of worship, studios and University School related functions within existing buildings, are also recommended. To avoid further site disturbance in this area, any parking required in association with such uses must be located within the Development Area.

A special provision indicates there are no minimum lot frontage or area requirements, since the zoned area technically does not have frontage on an open public road and does not meet the minimum lot area requirement for the zone.

Maximum Ecological Buffer (see Figure 1 on Page 5):

This area was identified as the maximum possible buffer through the recommendations of the Environmental Impact Study prepared by Natural Resource Solutions Inc. and accepted by the City. The recommended Urban Reserve (UR2(*)) Zoning will be applied to this area until such time as a detailed site plan is submitted, accompanied by a more detailed Environmental Impact Study that is acceptable to the City and which identifies the appropriate outer limit of development to protect the nearby environmental features. This area will then be required to be rezoned to apply the appropriate Residential and/or Open Space Zones. In the interim, the existing driveway and parking associated with Gibbons Lodge, conservation lands, managed woodlots and passive recreation are permitted uses.

A special provision indicates there are no minimum lot frontage or area requirements, since the zoned area technically does not have frontage on an open public road ad does not meet the minimum lot area requirement for the zone.

RATIONALE

1. The recommended Zoning By-law amendment is consistent with the Provincially Policy Statement because it represents the efficient use of land, utilizes existing infrastructure, promotes intensification, redevelopment and compact urban form, provides an appropriate range of housing types and densities, promotes the use of alternative forms of transportation, protects natural heritage features, directs development away from natural hazards, and facilitates the conservation of cultural heritage and archaeological resources.
2. The recommended Zoning By-law amendment to change from the Urban Reserve (UR2) Zone to a range of Residential R5,R7 and R8 zones is in keeping with the use, intensity and form policies of the Official Plan for lands in a Multi-family, Medium Density Residential designation.

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3. Special provisions in the Residential R5, R7 and R8 zones to permit density calculations to include the ecological buffer are consistent with the Environmental policies of the Official Plan.
4. A special provision to permit a reduced front yard setback in the Residential R5, R7 and R8 zones, and various design elements recommended for consideration at the site plan approval stage, will encourage a development that is urban in nature, promote the use of alternative modes of transportation and a walkable pedestrian environment, and incorporates heritage elements, significant views and existing tree canopy into new development.
5. Special provisions to permit an appropriate range of institutional, commercial recreation and small-scale office uses in existing buildings is in keeping with the intent of the Secondary Use policies of the Official Plan and facilitates the conservation of the heritage structure(s) on the property.
6. The recommended holding provisions applying to the Residential zones will ensure that outstanding matters related to servicing, construction, traffic and noise impacts, archaeological preservation, tree preservation and a public review process will be addressed prior to site plan approval.
7. The recommended Zoning By-law amendment to change from the Urban Reserve (UR2) Zone to an Open Space (OS5(**)) Zone is in keeping with the policies of the Official Plan to prevent development within significant environmental features.
8. The recommended Zoning By-law amendment to change from the Urban Reserve Zone to an Open Space (OS5(*)) Zone establishes a minimum buffer that will protect the significant environmental features from development impacts. The inclusion of the existing garage and sheds within the minimum buffer will prevent the introduction of impacts within the buffer as a result of possible demolition, construction and intensification activities.
9. The recommended retention of the Urban Reserve (UR2) Zone on the maximum buffer addresses the expectations that might be created through the application of either a Residential or Open Space zone with a holding provision on the property. The special provision sets out the expectation that the land can be rezoned upon completion of an EIS acceptable to the City, and that a rezoning will be required to clearly delineate the final development limit.

BACKGROUND

Date Application Accepted: August 27, 2013	Agent: Monteith Brown Planning Consultants (Jay McGuffin)
REQUESTED ACTION:	
Possible change to Zoning By-law Z.-1 FROM an Urban Reserve (UR2) Zone TO the following:	
<ul style="list-style-type: none"> • a Residential R5/Residential R7/Residential R8 Special Provision (R5-7(_)/R7(_)/R8-4(_)) Zone to permit cluster townhouse and cluster stacked townhouse dwellings with a maximum density of 60 uph and a maximum height of 12.0 m, apartment buildings, senior citizen apartment buildings, handicapped persons apartment buildings, lodging house class II, stacked townhouses, nursing homes, retirement lodges, continuum-of-care facilities and emergency care establishments with a maximum density of 75 uph and a maximum height of 13.0 m, all with special provisions permitting a 0.0 m rear 	

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yard setback and permitting the density calculations to include lands proposed to be located within the Maximum Environmental Buffer and Minimum Environmental Buffer zones described below;

- a Holding Residential R5/Residential R7/Residential R8 Special Provision (h-__*R5-7(_)/R7(_)/R8-4(_)) Zone which would be applied to the lands in the Maximum Ecological Buffer zone to permit the uses and densities listed above, with a holding provision that would prevent development until an Environmental Impact Study (EIS) is prepared which reviews detailed development plans and refines the exact boundaries of the Maximum Ecological Buffer;
- an Open Space Special Provision (OS5(_)) Zone which would be applied to the lands in the Minimum Ecological Buffer zone to permit conservation lands, conservation works, passive recreation uses and managed woodlots with special provisions to permit a minimum lot area and frontage of 0.0 m; and,
- an Open Space Special Provision (OS5(_)) Zone which would be applied to the PSW and ESA to permit conservation lands, conservation works, passive recreation uses and managed woodlots with special provisions to permit a minimum lot frontage of 0.0 m.

SITE CHARACTERISTICS:

- **Current Land Use** – Single detached residence, wooded area
- **Frontage** – 246 metres (2,468 feet)
- **Depth** – 636 metres (2,087 feet) variable
- **Area** – 17.6 ha. (43.49 acres)
- **Shape** - irregular

SURROUNDING LAND USES:

- **North** - Single detached cluster dwellings and single detached dwellings
- **South** - Vacant land, retirement home, seniors apartment building, townhouses, Masonville commercial area
- **East** - Public open space, cluster single detached and townhouse residential, single detached residential
- **West** - townhouse, cluster single detached and large lot single detached dwellings

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)

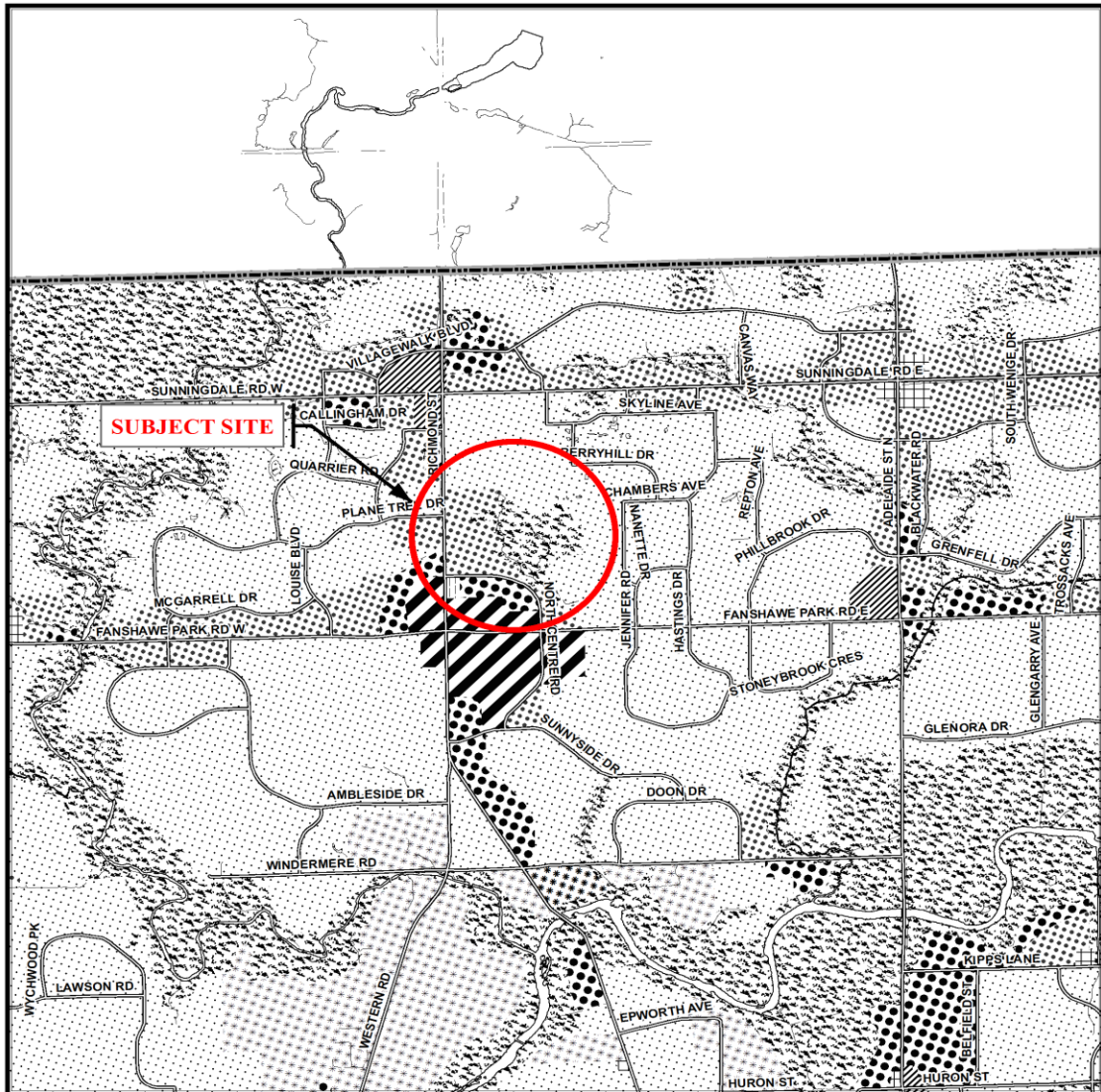
- Schedule A – Land Use – Multi-family, Medium Density Residential, Open Space
- Schedule B1 – Natural Heritage Features – Environmentally Significant Area, Provincially Significant Wetland, Maximum Hazard Line,
- Schedule B2 – Natural Resources and Natural Hazards – UTRCA Regulation Limit, Riverine Erosion Hazard Limit, Steep Slope Outside of the Riverine Erosion Hazard Limit

EXISTING ZONING: (refer to Zoning Map)

- Urban Reserve (UR2)

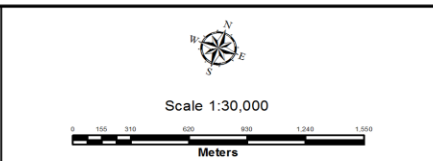
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Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential
	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

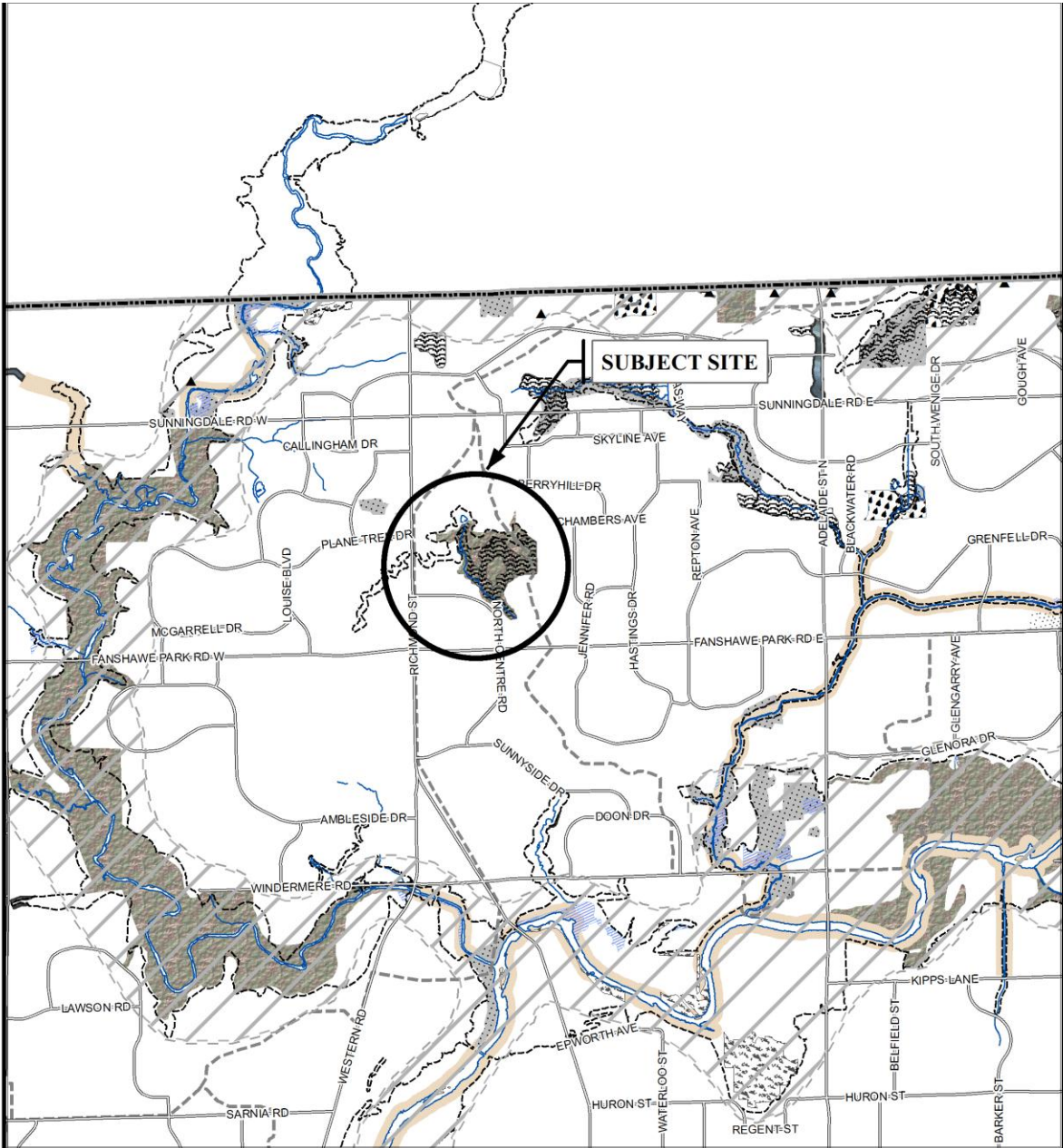
CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8229
PLANNER: BD
TECHNICIAN: CK
DATE: 2014/02/28

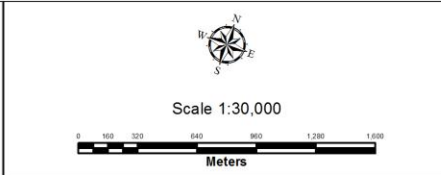
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<p>NATURAL HERITAGE SYSTEM</p> <ul style="list-style-type: none"> ESAs Potential ESAs Significant Woodlands Woodlands Unevaluated Vegetation Patches Significant River, Stream, and Ravine Corridors Unevaluated Stream and Ravine Corridors Provincially Significant Wetlands Locally Significant Wetlands Unevaluated Wetlands Potential Naturalization Areas Potential Upland Corridors Ground Water Recharge Areas 	<p>NATURAL HAZARDS</p> <ul style="list-style-type: none"> Maximum Hazard Line <p><small>NOTE 1: Hazard Lines shown on this map are approximate. The precise delineation of hazard line mapping available from the Conservation Authority having jurisdiction.</small></p> <p><small>NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.</small></p>
<p>Base Map Features</p> <ul style="list-style-type: none"> Railways Water Courses/Ponds Streets (refer to Schedule "C") Conservation Authority Boundary Subwatershed Boundary Big Picture Meta-Cores and Meta-Corridors 	

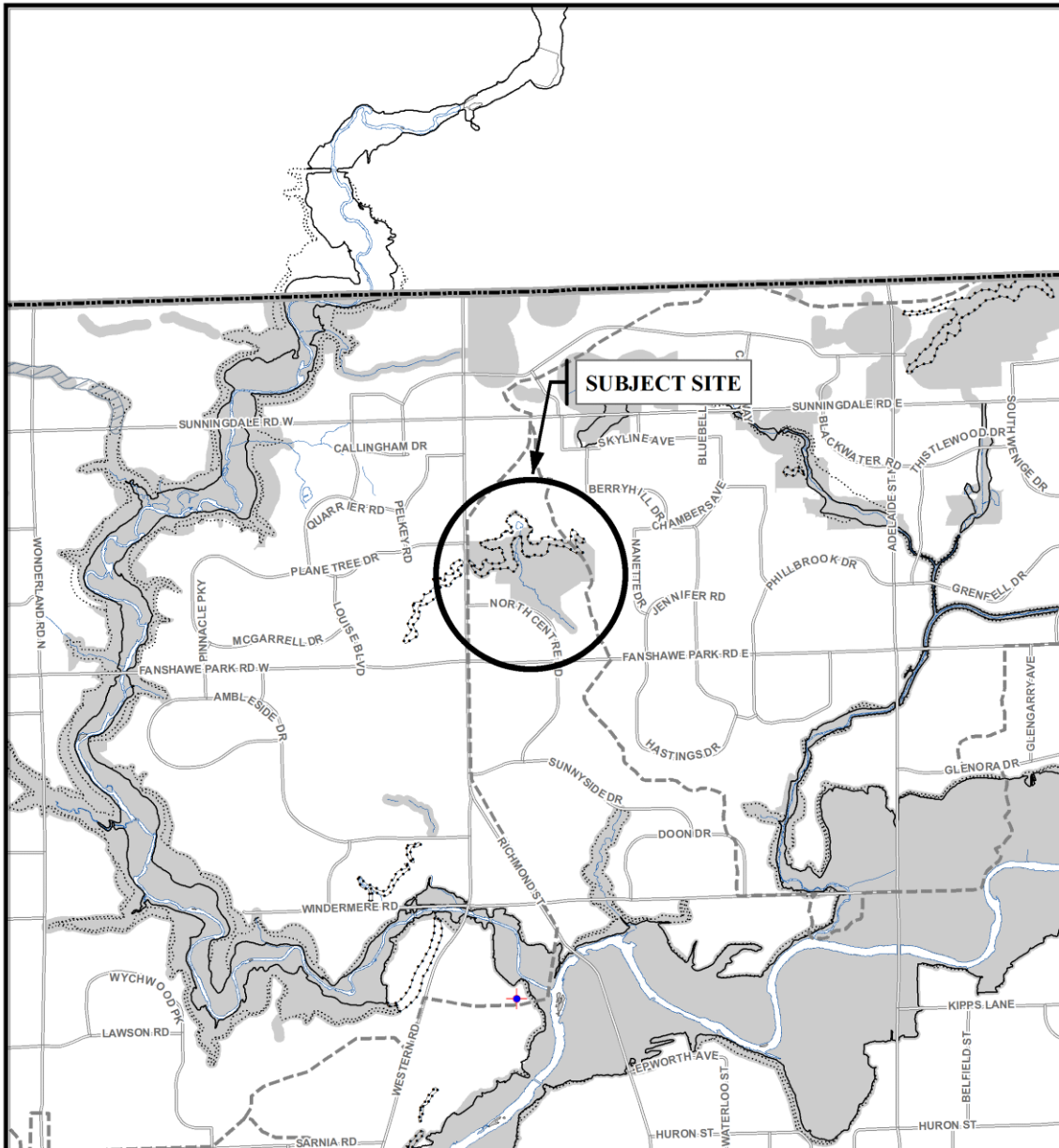
CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE B1
- NATURAL HERITAGE FEATURES -
PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8229
PLANNER: BD
TECHNICIAN: CK
DATE: 2014/02/28

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NATURAL RESOURCES

- Aggregate Resource Areas
- Extractive Industrial
- Emergency Municipal Water Wells

Base Map Features

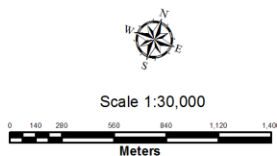
- Railways
- Water Courses/Ponds
- Streets (refer to Schedule "C")
- Conservation Authority Boundary
- Subwatershed Boundary
- Potential Special Policy Areas
- Special Policy Area

NATURAL HAZARDS

- Regulatory Flood Line
NOTE 1: Flood Lines shown on this map are approximate. The precise delineation of flood plain mapping is available from the Conservation Authority having jurisdiction.
NOTE 2: Flood Fringe mapping for certain areas of the city is available from the Upper Thames River Conservation Authority.
- Riverine Erosion Hazard Limit For Confined Systems
- Riverine Erosion Hazard Limit For Unconfined Systems
- Steep Slopes Outside of the Riverine Erosion Hazard Limit
- Abandoned Oil/Gas Wells
- Conservation Authority Regulation Limit

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE B2
NATURAL RESOURCES
AND
NATURAL HAZARDS

PREPARED BY: Graphics and Information Services



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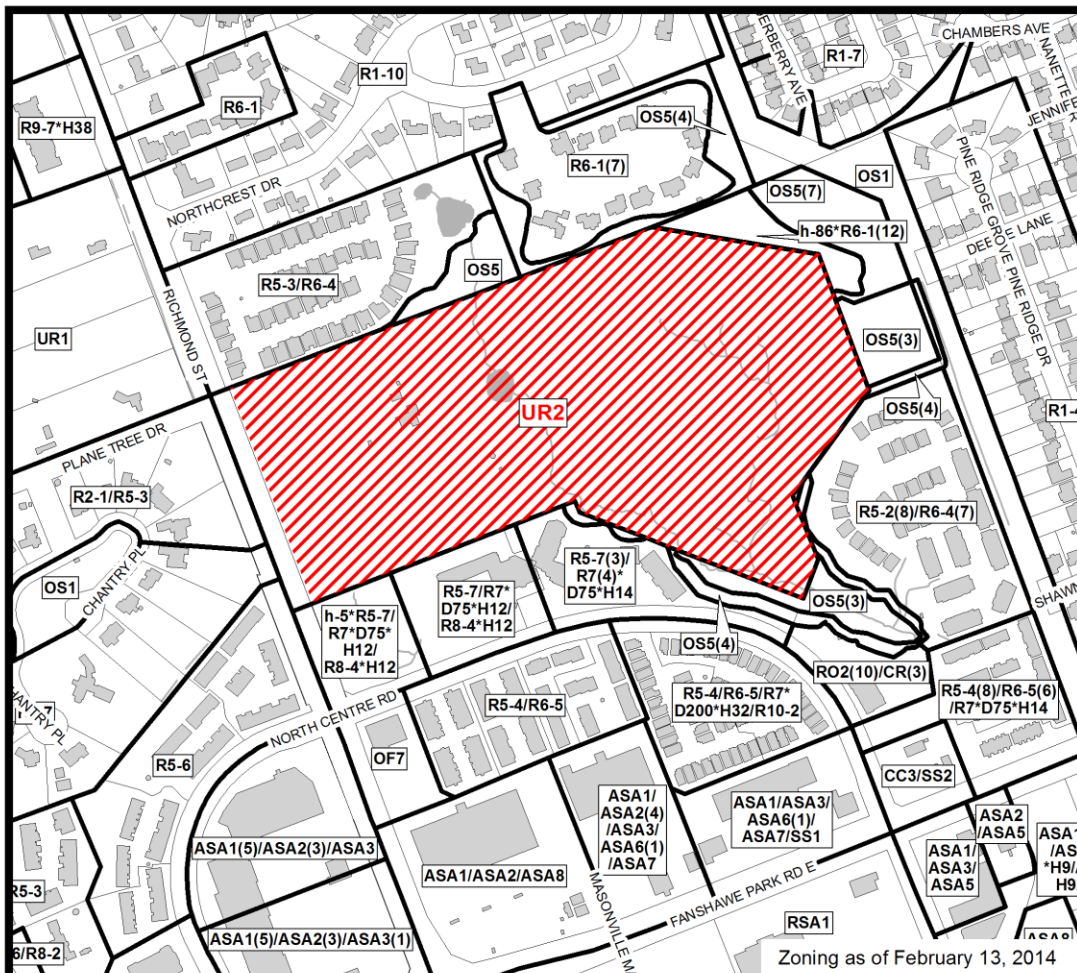
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TECHNICIAN: CK

DATE: 2014/02/28

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: UR2

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**



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

FILE NO:
Z-8229 BD

MAP PREPARED:
2014/03/03 CK

1:6,000
0 30 60 120 180 240 Meters

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PLANNING HISTORY

In the summer of 2009, City staff initiated an Official Plan amendment to designate part of the subject property, City-owned lands at 34 and 35 Debbie Lane and other adjacent lands, as an Environmentally Significant Area and Provincially Significant Wetland, following the direction of Council to protect the Gibbons Wetland/Woodland. The issue of the recognition of these lands as environmentally significant arose from the consideration of planning matters surrounding proposed development of 34 Debbie Lane, formerly owned by Sifton Properties Limited, and the committed involvement of the Stoneybrook Heights/Uplands Residents Association (SHURA).

Through the review process, as the major landowner affected by the proposed change, the University sought amendments to the Environmental policies of the Official Plan to address public access issues on privately owned lands, a City requirement to install signage or boundary demarcation to identify the limit of publicly owned lands, and include provisions to address the inclusion of ecological buffers in development sites.

The University also expressed its desire to move forward with a rezoning of the area from the UR2 Zone to an appropriate zone to implement the Multi-family, Medium Density Residential designation on the lands remaining outside of the environmentally sensitive area, in order to protect the long-term value of its property and to establish an expectation of future development on these lands. The University has indicated that it does not have specific development plans at this time. It was understood that the lands to be protected would be rezoned to an Open Space (OS5) Zone through the same rezoning process.

Council adopted Official Plan Amendment 492, which came into force on March 4, 2011. The amendment changed Schedule "A" of the Official Plan from the Environmental Review, Low Density Residential and Multi-family, Medium Density Residential designations, to the Open Space designation. The amendment also changed Schedule "B-1" – Natural Heritage Features by changing the Unevaluated Vegetation Patch to an Environmentally Significant Area, and removed the remainder of the Unevaluated Vegetation Patch, Unevaluated Stream and Ravine Corridor, and Unevaluated Wetland identifications. The amendment also included general policy changes for Environmentally Significant Areas. Of particular interest to the review of the current application is the policy permitting lands identified as ecological buffers to be zoned to permit their inclusion in calculating and applying zoning regulations applicable for the lot.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

City Engineering

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

- The Transportation Planning & Design Division has reviewed the above-noted application and requests a holding provision for a Traffic Impact Assessment (TIA) to be undertaken to the satisfaction of the City Engineer prior to a development agreement being entered into for this site. The TIA will identify the infrastructure required to accommodate development on the subject lands including but not limited to access (type and location), turn lane requirements and traffic controls (traffic signals).*
- The water servicing for the proposed development area will require servicing from the Uplands Pumping Station and associated high level water distribution system for the north part or upper tier of the area and from the low level system for the southern portion or lower tier area.*

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- *The high level water distribution system would need to be extended along Richmond Street from Plane Tree Drive to site entrances. The requirement for looping is based on the development form. Looping is required for more than 80 single family or multi-family dwelling units. If the development form were apartment buildings, looping would be required for complexes with more than 300 units. If looping is required, a plan would need to be provided which demonstrates how looping of the watermain system would be provided. Oversizing of services to a minimum 1" or 25 mm size for individual units would be required for all dwelling units above 280 m ground elevation.*
- *For the southern portion or lower tier part of the site, the existing 400 mm (low level system or Arva Service Pressure area) watermain on Richmond Street which fronts the site is available to provide servicing to the site. The looping requirements would be as described above. If looping is required, a plan would need to be provided which demonstrates how looping of the watermain system would be provided. Oversizing of services to a minimum 1" or 25 mm size for individual units would be required for all dwelling units above 267 m ground elevation.*
- *The SWM Unit recommends that a holding provision be placed on the subject lands until the City of London accepts the owner's consulting engineers storm/drainage and SWM servicing design in relation to the proposed development in accordance with the Central Thames Subwatershed criteria and the City of London Design Specifications and requirements all to the satisfaction of the City Engineer. This includes but is not limited to minor, major flow conveyances systems, SWM measures (quantity, quality and erosion control) and the adequate capacity of the outlet systems.*
- *The SWM Unit has no further comment with respect to EXP.'s Slope Stability Assessment for 1836 Richmond Street, dated May 2012 and received September 17, 2013, but offer the following preliminary comments in advance of the development application:*
 - *The report (p. 6) describes the watercourse as having "intermittent and typically low-velocity flows" and on this basis "an erosion allowance of 2 m is generally considered to be appropriate along the base of this slope." This value should be confirmed at the development application stage to ensure that the flow regime for the watercourse is not altered by the proposed storm/drainage and SWM servicing for the proposed development. A larger erosion allowance setback may be required should the flow regime be altered under post development conditions;*
 - *A hydrogeological and geotechnical evaluation and water balance is required for the subject lands to ensure that the proposed development maintains the pre development water balance. Additional setbacks may be required to ensure the water balance is maintained;*
 - *Additional structural setbacks from the top of slope may be required depending on the proposed structures identified at the development approval stage; and*
 - *Hydrogeological and geotechnical evaluations are required at the development approval stage for the remnant valley slope.*

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.

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Environmental and Ecological Planning Advisory Committee

Zoning

Recommendation #1 – The zoning for the lands within the maximum buffer should be OS5 with special provision and holding provision that would prevent development until an Environmental Impact Study is prepared which reviews a detailed development plan and refines the boundary of the maximum ecological buffer. Zoning the maximum buffer lands as Residential with special provision is not appropriate.

Data collection and report layout

EEPAC acknowledges the detailed and well laid out format of the EIS and applauds NRSI for excellent report.

Buffer Calculation

EEPAC commends NRSI for the use of the buffer width calculations, as per the Environmental Management Guideline, to determine the minimum and maximum buffers. The boundary of the maximum buffer line is well set out by delineating the PSW buffer and examining the factors of top of slope and erosion hazard limits to come up with a limit that adequately protects the environmental area.

Storm Water Management Ponds

EEPAC advises that caution be taken when planning the location Storm Water Management Ponds to ensure that they convey adequate water to the wetland and the Masonville stream by a system that conveys water into the different areas of the ESA. EEPAC agrees that a detailed EIS be undertaken when considering the placing of storm water management ponds. In no circumstance should the SWM facility be placed within the minimum buffer area. Placement within the maximum buffer area will be subject to an acceptable EIS conclusion.

This is a well assembled EIS that makes a good assessment of the natural features and importance of this ESA.

Transportation Advisory Committee

The TAC expressed concern with the access on Richmond Street, with the increase in traffic and the impact of the increase in traffic at the intersection of Richmond Street and Fanshawe Park Road.

Ministry of Natural Resources (MNR)

December 18, 2013

MNR’s comments have been summarized by Planning Staff, below:

High Level Comments:

- MNR questioned the approach to determining minimum and maximum buffers;
- MNR expressed reservations that in the absence of a detailed development plan, it is not clear how the maximum buffer has considered potential/unknown impacts identified in the EIS.
- MNR did not support the use of a holding provision on a residential zone in the maximum buffer because it would inappropriately establish the principle of development.

Provincially Significant Wetland:

- One figure in the EIS depicts an incorrect wetland boundary

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Species at Risk:

- Without a detailed development proposal it is difficult to assess potential impacts to Species at Risk and the implications of the proposed project under the Endangered Species Act, 2007.
- Technical comments were provided regarding the documentation of SAR species, field work and documentation inaccuracies.
- Pure Red Mulberry and Butternut are subject to habitat protection under the Endangered Species Act, 2007. A Butternut Health Assessment must be completed if any project activities are proposed to occur within 25 metres of a Butternut tree.
- Future EIS work prior to a specific development proposal should include a re-assessment for evidence of American Badger and its habitat.

Significant Wildlife Habitat:

- MNR expressed concerns about the methodologies used to identify and assess impacts on significant wildlife habitat.

February 20, 2014

Natural Resource Solutions Inc. (NRSI) submitted additional information on January 20, 2014 in response to MNR’s comments on the EIS. MNR did not provide a detailed response, indicating that *“the City is the approval authority for this application and needs to ensure that its decision is consistent with the Provincial Policy Statement. As the application currently stands, notwithstanding the recommended buffers, the proposed ZBA will permit development and site alteration within the adjacent lands to a natural heritage feature. Without knowing what the development will be, it is unclear how it can be determined that there will be no negative impacts to the features and their ecological functions. The follow-up report that was prepared acknowledges this on page 1 by stating that “due to the limited detail available in regard to future development, specific impacts associated with potential development on the subject property have not been assessed and general recommendations have been provided to guide future development.”*”

As the agency responsible for confirming Provincially Significant Wetland boundaries, the MNR confirmed that the PSW mapping shown on Figure 1 of the February 2013 EIS coincides with the MNR approved boundary.

Upper Thames River Conservation Authority (UTRCA)

October 21, 2013

The UTRCA’s comments have been summarized by Planning Staff, below:

Conservation Authorities Act:

- The lands are regulated by the UTRCA.
- The Regulation Limit includes riverine flooding and erosion hazards associated with Masonville Creek and the Arva Moraine Significant Wetland Complex and the surrounding area of interference.
- Written approvals from the UTRCA are required for any site alteration or development within this area.

UTRCA Environmental Planning Policy Manual:

- The UTRCA’s policies for natural hazards, riverine flooding and erosion, wetlands and significant woodlands apply.
- On October 1, 2012 the UTRCA signed off on a geotechnical study for the subject lands.
- New development and site alteration is permitted only in the area of interference and/or adjacent lands of a wetland if an Environmental Impact Study prepared by a qualified professional demonstrates there will be no negative impact on the hydrological and ecological function of the feature.
- New development and site alteration is not permitted on adjacent lands to significant woodlands unless an EIS has been completed to the satisfaction of the UTRCA. The

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woodland feature on the site was identified as being significant in the Middlesex natural Heritage Study, July 2003.

Environmental Impact Study:

- The UTRCA deferred the delineation of the Environmentally Significant Area boundary to the City and the Provincially Significant Wetland boundary to the Ministry of Natural Resources as they are the final approval agencies.
- The UTRCA requested:
 - o clarification of the ecological buffers in relation to specific species of trees and from the watercourse.
 - o Additional technical clarification related to the buffer widths.
- The UTRCA indicated that it considers storm water management ponds and facilities to be part of the development envelope and agrees that both should remain outside of the final buffer.

Drinking Water Source Protection:

- There are no vulnerable areas associated with this property.

December 10, 2013

Natural Resource Solutions Inc. (NRSI) submitted additional information on November 27, 2013 in response to UTRCA's comments on the EIS. UTRCA remained dissatisfied with some of the response provided and returned comments to NRSI further articulating the information that was required.

February 17, 2014

NRSI prepared additional information on December 13, 2013 in response to UTRCA's December 10 comments. This information was provided to City staff on January 7, who then forwarded it to the UTRCA for a response. The UTRCA advised as follows:

...We are satisfied with this response and have no outstanding concerns with the EIS. NRSI has provided an excellent response to the Authority's questions.

Given that the applicant has provided a satisfactory geotechnical study and EIS for the proposed zone change to permit a multi-family residential development on a portion of this property while protecting the significant natural heritage features located on the balance of the lands, the UTRCA has no objections to this application. We remind the proponent that Section 28 approvals pursuant to the Conservation Authorities Act will be required for development proposed on these lands.

London Hydro

No objection.

Bell Canada

No conditions/objections to the application as submitted.

If there are any conflicts with existing Bell Canada facilities or easements, the Owner/Developer shall be responsible for re-arrangements or relocations.

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PUBLIC LIAISON:	<p>On September 18, 2013, Notice of Application was sent to 303 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on September 12, 2013. A "Possible Land Use Change" sign was also posted on the site.</p> <p>A Revised Notice of Application was published in <i>The Londoner</i> on March 13, 2014, and Revised Notice of Application combined with the Notice of Public Meeting was mailed to 303 property owners on March 11, 2014. The revisions were initiated by City staff and did not result from any change to the nature of the application by Western University. The details are below.</p>	<p>Replies were received from 32 households. In addition, a petition from 124 North Centre Road contained 19 signatures in addition to those of the Board of Directors for the condominium corporation.</p>
<p>Nature of Liaison:</p> <p><i>September 18, 2013</i></p> <p>The purpose and effect of this zoning change is to permit multi-family residential development on a portion of the property, and to protect the adjacent Arva Moraine Provincially Significant Wetland (PSW) and Environmentally Significant Area (ESA), with appropriate buffers, from development on the remaining portion of the property.</p> <p>Possible change to Zoning By-law Z.-1 FROM an Urban Reserve (UR2) Zone TO the following:</p> <ul style="list-style-type: none"> • a Residential R5/Residential R7/Residential R8 Special Provision (R5-7(_)/R7(_)/R8-4(_)) Zone to permit cluster townhouse and cluster stacked townhouse dwellings with a maximum density of 60 uph and a maximum height of 12.0 m, apartment buildings, senior citizen apartment buildings, handicapped persons apartment buildings, lodging house class II, stacked townhouses, nursing homes, retirement lodges, continuum-of-care facilities and emergency care establishments with a maximum density of 75 uph and a maximum height of 13.0 m, all with special provisions permitting a 0.0 m rear yard setback and permitting the density calculations to include lands proposed to be located within the Maximum Environmental Buffer and Minimum Environmental Buffer zones described below; • a Holding Residential R5/Residential R7/Residential R8 Special Provision (h-__*R5-7(_)/R7(_)/R8-4(_)) Zone which would be applied to the lands in the Maximum Ecological Buffer zone to permit the uses and densities listed above, with a holding provision that would prevent development until an Environmental Impact Study (EIS) is prepared which reviews detailed development plans and refines the exact boundaries of the Maximum Ecological Buffer; • an Open Space Special Provision (OS5(_)) Zone which would be applied to the lands in the Minimum Ecological Buffer zone to permit conservation lands, conservation works, passive recreation uses and managed woodlots with special provisions to permit a minimum lot area and frontage of 0.0 m; and, • an Open Space Special Provision (OS5(_)) Zone which would be applied to the PSW and ESA to permit conservation lands, conservation works, passive recreation uses and managed woodlots with special provisions to permit a minimum lot frontage of 0.0 m. <p>The City may also consider the following:</p> <ul style="list-style-type: none"> • a component to the requested holding provision that would require all or a portion of the Maximum Ecological Buffer lands to be rezoned to an Open Space (OS5) Zone if recommended by an EIS accepted by the City; and, • the application of other holding provisions to address urban design, noise, traffic impact, detailed geotechnical studies, storm/drainage and stormwater servicing, 		

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archaeological assessment, and tree preservation in the development area.

An Environmental Impact Study (Natural Resource Solutions Inc., February 2013) has been completed for this application. A plan illustrating the Minimum and Maximum Ecological Buffers concept and the zoning requested to be applied to these lands is attached.

February 26, 2014

The University hosted a community meeting which was attended by 21 area landowners, City Planning Staff and the Ward Councillor. Monteith Brown staff gave a brief presentation followed by a question and answer session which addressed many of the public concerns/comments.

March 11, 2014

The public was notified of revisions to the additional matters that may be considered by the City, which arose through the review of the details of the application. These included:

- permitting commercial recreation establishments, day care centres, dwellings, offices, places of worship, studios and university school related functions within the existing heritage buildings,
- a front yard setback of 0.0 metres,
- consideration of another zoning solution for the Maximum Environmental Buffer which clarifies the future intent for these lands, and,
- a holding provision for public site plan approval.

Responses:

Note: the numbers in brackets following the statement indicate the number of times this, or a similar comment, was made.

Proposed Development:

- Not opposed in principle to responsible development of multi-unit residential housing on the western portion of the property (1 - petition)
- Maximum and minimum buffer zones should not be used as part of the density calculation (9) – this is permissive, not mandatory in policy (1)
- 1890 Richmond is developed at 10 uph and the proposal is 75 uph plus (not really MDR any more if buffer is used) – not realistic and poor planning (8)
- 0.0 metre rear yard setback allows for all the dwellings to border directly onto the Buffer Zones which is home to the wildlife (5) – the 0 setback should be considered when a detailed development proposal comes forward, not now.
- A detailed development proposal should be available to show what will be built (3)
- Concerned it will be another high rise such as the Carapella building (1)
- Don't want stacked townhouses as are being constructed on Fanshawe – feel dwarfed by them (124 North Centre Road) (1)
- Will it be student housing?(1)

Site Plan matters:

- What kind of landscaping/buffering adjacent to existing development would be provided? (1)

Preservation of Green Space and Wildlife Habitat:

- Loss of green space (7)
- Impact of loss of green space on wildlife (12)
- Provided lists of wildlife that has been observed on the property and in the area (several)
- Loss/inadvertent destruction of Wetland and ESA (5)
- Concern that rezoning the buffer as Open Space will allow for buildings and recreational activities (1)

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- Concern with maximum buffer zone as it should be zoned OS5 and preserved from any form of development. Or request a public site plan meeting and process to allow the public to review the detailed EIS and comment on any other aspects of a proposed site plan. (1 - petition)
- Loss of mature trees (7)
- This property should be preserved intact and development should go elsewhere (7)
- Support the recommendations of Section 12 of the EIS (1 - petition)

Drainage and Stormwater Management:

- Concern that zoning the buffers as Open Space will permit storm/drainage and SWM facilities to be installed in a sensitive area (6) destroying the landscape (1)
- Concern that Woodland Trails (124 North Centre Road) could become vulnerable to flooding if untoward alterations are made to the current drainage pattern. Stormwater and drainage should drain westward. (1 – petition)
- Potential impact on drainage at 1890 Richmond Street and related remediation costs (1)

Traffic Impacts:

- Recent developments on Richmond Street North (Richmond Village, Tricar apartments) have already impacted traffic flow from Fanshawe to Sunningdale Road in a significant way. (3)
- A traffic light for the new development would prohibit southbound movements from 1890 Richmond during peak times because of traffic backups at the light. (1)
- Speed limit of 60kph on Richmond should be enforced (1)

Understood Commitments for the Property:

- Past role of the University as stewards of the environment (3)
- Helen Gibbons bequeathed the Gibbons Lodge and grounds to the University as a residence for the president. Erosion of the original intent of the bequeath with conditions. Assume intent was to preserve the home as a prestigious dwelling in the community (2)
- Attached the University's draft report of the Task Force on Strategic Planning, which committed to preserving the rear 25 acres of land as a nature reserve for students and faculty
- Giving in to profit motive (7)

Heritage Preservation:

- Potential loss of Gibbons Lodge – architectural and heritage value (2)

Other:

- The City turned down the Debbie Lane application (5)
- Approval will encourage other developers to encroach into the ESA (1)
- Loss of property values (1)
- The University should clean up the green space and put up barriers in an expanded area so the animals are free to run without getting hit by cars (1)
- Support the proposed zoning as it would contribute to efficient, cost effective development and adequately protect natural heritage features that exist (1)
- University fought Sifton on height because of the view, and now they're wanting to do the same thing (2)
- Apartment building (Carapella) was to have been condo but is now rental (1)
- Will the ESA be conveyed to the City? (1)
- Is the ESA likely to be rezoned for development in the future? (1)

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ANALYSIS

Subject Site:

The subject lands are a 17.6 ha parcel located on the east side of Richmond Street north of the Masonville Commercial Area and the retirement home and senior’s apartment building on North Centre Road. The property is currently the site of the University President’s Residence, surrounding landscaped grounds, and a natural area. A ridge line runs through the middle of the property from east to west, with lands at a lower elevation location on the south part of the property.

An Official Plan amendment (OPA 492) in 2011 protected approximately 2/3 (12 ha.) of the property from future development through the identification and designation of the Gibbons PSW/ESA on Schedules “A” and “B-1” of the Official Plan. The tablelands which are the site of the existing historically significant homestead and grounds have been designated for Multi-family, Medium Density Residential development since 1998, when City Council approved the Uplands Community Plan and related Official Plan amendments.

Nature of the Application:

On the west part of the property, comprising approximately one-third of the landholdings, the applicant is requesting the land be rezoned for a range of medium density residential uses to implement the Multi-family, Medium Density Residential designation that applies to this part of the site. Depending on the exact built form, the requested density ranges from 60 to 75 units per hectare, with maximum heights of 12 to 13 metres (3 to 4 stories depending on construction techniques and ceiling heights). The applicant has also requested special provisions that would permit a 0.0 m rear yard setback, and permit the density calculations to include lands required to provide an ecological buffer to the natural area. The University has indicated that it does not have specific development plans at this time, and therefore a site concept was not provided.

On the east part of the property, comprising approximately two-thirds of the landholdings, the applicant proposes the application of Open Space Zones to implement the Open Space designation on the identified Environmentally Significant Area and Provincially Significant Wetland, and the required minimum ecological buffer identified in the Environmental Impact Study prepared by Natural Resource Solutions Inc.. In addition the applicant proposes a Residential Zone on the identified maximum ecological buffer, with a holding provision that would prevent development until an Environmental Impact Study (EIS) is prepared which reviews detailed development plans and refines the exact limit of development. Special provisions were also requested to address the fact that the natural area and buffers are technically landlocked and/or undersized in accordance with the Open Space Zone.

Provincial Policy Statement (PPS):

The Provincial Policy Statement, 2005 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are to be applied to each situation. Decisions of Council with respect to planning matters are required to be consistent with the PPS.

The Land Use Planning and Justification Report (Monteith Brown, July 2013) provided a succinct evaluation of the consistency of the proposed rezoning with the PPS, with which City staff agrees and which reads as follows:

The proposed Zoning By-law amendment is consistent with the policies contained in the Provincial Policy Statement 2005 (PPS) with regard to directing future growth within settlement areas (S. 1.1.3), providing an appropriate range of housing types and densities (S. 1.4.3), protecting natural heritage features (S. 2.1), and directing development away from natural hazards (S. 3.1.1).

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Specifically, the proposed Zoning By-law Amendment supports future development within the City's settlement area (S. 1.1.3.1), represents the efficient use of land which appropriately utilizes existing infrastructure (S. 1.1.3.2), and facilitates an opportunity for intensification, redevelopment and compact urban form (S. 1.1.3.4). The subject lands are located in an already developed area within walkable distance of everyday commercial uses, public transit, and active transportation corridors and will be able to connect to existing municipal services. In accordance with Section 1.4.3 (b), the proposed Zoning By-law amendment supports a range of housing forms such as stacked townhouses and apartments, including those for households with special needs requirements such as seniors. The proposed Open Space zones will protect designated natural heritage features and areas for the long term, and development will be directed away from natural hazard areas, in accordance with Section 2.1.1 and 3.1.1, respectively.

This analysis goes on to provide specifics regarding the zoning treatment of the maximum ecological buffer, which are discussed in detail later in this report.

Further to the above, the PPS policies related to natural and cultural heritage merit additional review.

As noted in the Ministry of Natural Resources comments (December 18, 2013), the PPS contains the following policies related to the conservation of the features identified in the natural area on the east portion of the property:

- 2.1.3 *Development and site alteration shall not be permitted in:*
 - a) *significant habitat of endangered species and threatened species;*
 - b) *significant wetlands in Ecoregions 5E, 6E and 7E; ...*

- 2.1.4 *Development and site alteration shall not be permitted in:...*
 - b) *Significant woodlands south and east of the Canadian Shield;...*
 - d) *significant wildlife habitat;...*

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

- 2.1.6 *Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.3, 2.1.4 and 2.1.5 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.*

MNR expressed reservations that it is unclear in the absence of a detailed development proposal, how it can be determined that there will be no negative impacts to the features and their ecological functions. They also acknowledge, however, that the City is the approval authority and needs to satisfy itself that the proposal is consistent with the PPS.

In early discussion with Western University, City staff recommended and supported the use of the minimum and maximum buffers to address the potential environmental impacts of future development, consistent with the Council approved *Guideline Document for the Determination of Ecological Buffers and Development Setbacks* (April 20, 2004). The maximum buffer provides for more detailed study when a specific development plan is available, to ensure that the possible future impacts of development are evaluated and an appropriate development limit and other mitigation measures are identified. Staff have also reviewed the submitted EIS (NRSI, February, 2013) and additional information provided in letter form by Natural Resource Solutions Inc., (November 27, 2013, December 13, 2013 and January 20, 2014) in response to MNR and UTRCA concerns, and are satisfied that the implementation of the EIS recommendations and the requirements for further study and refinement of the ultimate ecological buffer at the site plan approval stage will protect the natural features and their ecological functions from negative impacts, consistent with the PPS.

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The PPS also requires conservation of cultural heritage and archaeological resources. The City’s Inventory of Heritage Resources identifies Gibbons Lodge as being a Priority 1 structure, described as being in the Tudor Revival style, constructed in 1932. Staff’s recommendations support the preparation of a statement of cultural heritage value and interest, consistent with the PPS. The lands are also identified as having archaeological potential. The staff recommendations include a holding provision for an archaeological resource assessment and mitigation.

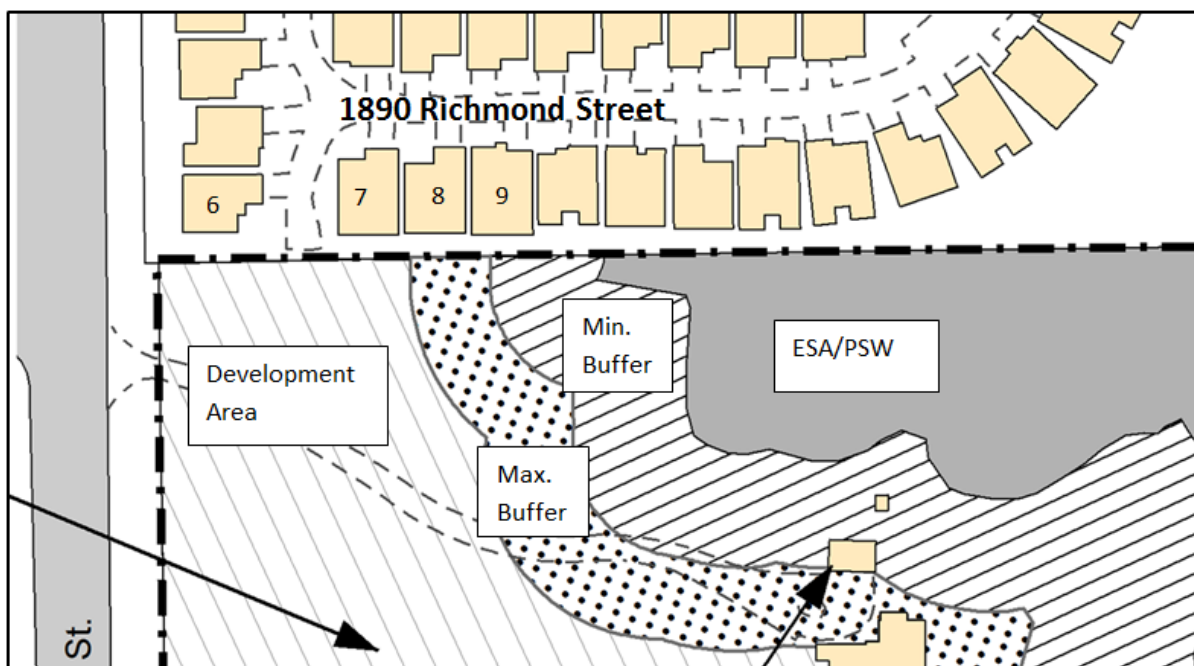
Residential Use:

The westerly one-third of the property is designated Multi-family, Medium Density Residential in the City’s Official Plan. The main permitted uses include “multiple attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged.” The requested Residential R5/R7 and R8 Zones provide for a range of uses consistent with the Official Plan.

Lands designated Multi-family, Medium Density Residential are typically located on lands in close proximity to shopping areas, commercial districts, designated Open Space areas, adjacent to a Multi-family High Density Residential designation, and lands abutting an arterial, primary collector or secondary collector street. Medium Density sites also consider compatibility with adjacent land uses, the availability of municipal services, potential traffic impacts on stable, low density residential areas, and the ability of the site to accommodate the permitted housing forms and provide for adequate buffering from any adjacent low density residential uses.

The development to the immediate north of the subject property, 1890 Richmond Street, is on land that is designated as Multi-family, Medium Density Residential, and is zoned to permit cluster single, semi-detached and duplex dwellings, cluster townhouses and stacked townhouses. Constructed in the early 2000’s, the development consists of 48 cluster single detached, single storey dwellings. Units 6, 7 and 8 located immediately adjacent to the developable portion of the subject property have walkout basements creating a two-storey effect on the south side of the buildings as a result a reduction in grade elevation from north to south. As illustrated below, the remainder of the development will be buffered from the adjacent development by the designated natural area, the minimum and possibly the maximum buffer. Design parameters are discussed in “Urban Design/Form” below to help provide a transition in built form from the single detached dwellings to low-rise apartment or townhouse forms.

Units in 1890 Richmond Street Affected by Potential Future Development



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The development to the immediate south includes a three-storey retirement home and a five-storey apartment building marketed to seniors. Vacant land to the west of these structures at the north east corner of Richmond Street and North Centre Road is designated Multi-family, Medium Density Residential and zoned for a range and intensity of uses similar to that requested on the subject property.

Rear of Apartment Building for Seniors (180 North Centre Road)



Land uses to the west across Richmond Street include two estate type single detached dwellings on large lots fronting on Chantry Place. The lots are very deep and heavily vegetated. These homes are sufficiently removed and buffered from the subject property to eliminate any compatibility issues. Similarly, single detached subdivision development to the east is separated from the proposed development by the natural area and City-owned open space lands.

The requested range of residential uses is in keeping with the intent of the Official Plan and able to achieve compatibility with adjacent land uses.

Community Facility, Commercial Recreation and Small-Scale Office Use Within Existing Buildings:

The possibility of commercial development within the existing buildings was not requested by the applicant. It is being considered by City staff to facilitate the conservation and adaptive re-use of the existing single detached residence on the site which is listed in the City's Inventory of Heritage Resources. The same consideration has also been extended to the existing garage on the property.

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Secondary uses in the Multi-family, Medium Density Residential designation may be considered in accordance with Section 3.3.1(iv) of the Official Plan which states *“Uses that are considered to be integral to, or compatible with, medium density residential development, including group homes, home occupations, community facilities, funeral homes, commercial recreation facilities, small-scale office developments, and office conversions, may be permitted according to the provisions of Section 3.6.”* Staff are recommending a limited range of such uses, including commercial recreation establishments, day care centres, offices, places of worship, studios and University School related functions. It is intended that these uses be permitted only within the currently existing buildings.

Due to the location of the existing heritage dwelling some distance from Richmond Street, City staff envision that the non-residential uses would be focused primarily on serving the needs of residents living within the subject lands proposed for new development with a lesser possibility that users from outside the subject lands would regularly access these uses. It is expected that these uses would be established at the time of development of the property and that the site would be designed to naturally integrate these uses (within the existing building(s)) with the layout and function of the residential components of the plan. Of note is the recognition that should the University retain an interest in the property, school related uses are being recommended within the existing building(s).

Intensity:

Section 3.3.3 – Scale of Development, of the Official Plan states that *“Development within areas designated Multi-Family, Medium Density Residential shall have a low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development.”*

Heights in the Multi-family, Medium Density Residential designation are normally limited to a maximum of four storeys, while the maximum permitted density is 75 units per hectare. Height limitations may be exceeded through the application of bonusing provisions or acceptance of a compatibility study that demonstrates a height increase is appropriate. Density limitations may be exceeded up to 100 units per hectare with the application of bonusing provisions. The applicant has not requested any zone provisions that exceed the basic maximums set out in the Official Plan. Any request for additional height beyond the 12 to 13 metres requested would be subject to a further Zoning By-law amendment application and the public review process.

The requested heights are considered appropriate in the context of surrounding land uses. The increase in height from one to two storey (walk-out) dwellings at 1890 Richmond Street, to four stories in the new development is transitional and not excessive. However, design elements can be considered and implemented at the site plan stage to minimize the potential impacts on the few units at 1890 Richmond Street that are immediately adjacent to future development. Otherwise, building heights at the property interface will be mitigated by the change in land elevation and intervening vegetation associated with the ESA and PSW where it extends westerly along the property line.

Inclusion of the Ecological Buffer in the Development Density Calculations

Section 15.3.6 – Ecological Buffers, of the Official Plan states that *“Lands identified as ecological buffers may be zoned to permit their inclusion in calculating and applying zoning regulations applicable for the lot...”*

The expectation established through this policy, adopted as part of OPA 492 was a two-stage zoning approach that establishes an Open Space (OS5) Zone on the environmental features, and an additional specific Open Space (OS5) Zone on the environmental buffer adjacent to the feature. This approach allows the portion of the lands within the ecological buffer to be included in the density and lot area calculations for adjacent development. This approach has been consistently applied to other lands affected by the Gibbons ESA/PSW, including 116 (Goodlife) 124 (Woodland Trails Condos) and 180 (Sifton Apartment) North Centre Road, and 27 Northcrest Drive.

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It is recommended that this approach also be applied to the subject site. Area residents, particularly those owning condominium units to the immediate north at 1890 Richmond Street, have expressed concerns about the variation in anticipated density from their development (approx. 10 uph) to a possible effective density of approximately 107 uph (approx. 420 units) instead of the 75 uph requested (approx. 293 units), resulting from the ability to calculate density for the developable area using the land area zoned for the ecological buffer. However, it is important to note that not only density, but the height, coverage, landscaped open space and parking requirements will determine the number of units that can be reasonably accommodated on the site. Other factors, such as geographic restrictions such as the steep slope running across the property, and design choices, such as the provision of underground parking, will also impact the number of units proposed for the site at the site plan approval stage.

Urban Design/Form

The subject site is located within 800 metres (10 minute walk) of the Fanshawe Park Road and Richmond Street intersection which has been identified through the *Transportation Master Plan* as a Rapid Transit Node. As such, the site should be developed with the principles of transit oriented development in mind and be urban in character both along Richmond Street and internal to the site. At the same time, the development should be sensitive to the existing low-rise development located adjacent to the north of the property. An urban, transit oriented development at this location should take into account the following considerations:

- consider a concept plan for the entire site, including urban design guidelines and principles as per the Placemaking Guidelines, to ensure that the property is developed in a logical and comprehensive fashion;
- locate buildings close to, and oriented toward Richmond Street to create an active street edge and contribute to the character of the future transit node at Richmond Street and Fanshawe Park Road West;
- locate taller buildings adjacent to Richmond Street rather than internal to the site, to enclose the street and create a transition in height through the site;
- include convenient, safe and direct pedestrian connections from the public sidewalk to the building entrances, through the site and between buildings to facilitate pedestrian movement to and through the site; and,
- locate parking underground or in the side or rear yards of proposed buildings and away from Richmond Street or any other future street frontages, to screen the parking and provide active uses at the street edge. Where this is not possible, screen any parking that is visible from a public street with enhanced landscaping such as shrubs and/or low landscape walls;

Special zoning provisions to assist the future developer to achieve an orientation of the buildings toward Richmond Street include a special provision on the residential zones, reducing required front yard setbacks to 0 metres. A maximum front yard setback is not recommended because the existing topography and vegetation on the site may restrict the ability to located buildings immediately adjacent to the property line.

As previously discussed with respect to the use and intensity proposed for the site, there are opportunities to incorporate design elements at the north west corner of the property to provide a sensitive transition from the existing residential development to the north to the new development. Such elements may include a combination of setback, built form, building orientation and building height.

The existing topography on portions of the site allow for unobstructed views of the downtown skyline. The relevant topography should be retained as part of the future development of this site and a view of the downtown should be protected and enhanced in order to create amenity for all future residents of the property.

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File: Z-8229
Planner: B. Debbert

View of the Downtown from the Ridge on the Property



The City's Inventory of Heritage Resources identifies the house on the property, known as Gibbon's Lodge, as a Priority 1 structure, constructed in the Tudor Revival style in 1932. A detached garage forms part of the building cluster and there are other historic secondary structures and foundations elsewhere on the property. City staff have recommended that the City pursue the preparation of a statement of cultural heritage value and interest for the property. The buildings and features for which the property is recognized, should be retained and incorporated in a meaningful way into the proposed development.

Heritage

City staff have discussed with the University staff's desire to protect the heritage structure(s) on the site through designation under Part IV of the *Ontario Heritage Act*. The property is currently listed as a Priority 1 property in the City of London Inventory of Heritage Resources. In accordance with the Inventory, "*Priority 1 buildings are London's most important heritage structures and all merit designation under Part IV of the Ontario Heritage Act. They are worthy of protection through whatever incentives may be provided in terms of zoning, bonusing or financial advantage and may be designated without the owner's consent. This group includes not only landmark buildings and buildings in pristine condition, but also lesser well-known structures with major architectural and/or historical significance and important structures that have been obscured by alterations which are reversible.*"

The University has indicated that it agrees that designation is appropriate. The issue is with respect to timing – the University would prefer designation not be pursued at this time, noting it is neither appropriate nor necessary, given that the existing Priority 1 listing already affords a level of protection.

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File: Z-8229
Planner: B. Debbert

With respect to appropriateness, legal counsel for the University indicated that *“no development application is pending and no “as of right” development potential will accrue from the official plan implementation zoning now engaged.”*

With respect to necessity, the University’s legal counsel indicated that:

- *as a “listed” property, no demolition or removal of any building or structure could occur without a notice and sixty (60) day period in writing to Council.*
- *...that prohibition is extended indefinitely if Council expresses a “notice of its intention” to designate the property. Upon such notice, any permit previously issued is void and all alterations, demolitions and removals are prohibited as if designation had occurred.*
- *Council has no constraints on it in advance of expressing such an intention...Therefore, Municipal control over site changes is effective without risk of lapse.*

It should be noted that the level of protection afforded to a heritage property is greater if the property is designated under Part IV of the Ontario Heritage Act. When the property is listed but not designated, no demolition or removal is permitted without a notice and 60 day period in writing to Council. However, when a property is designated, the approval of Council is also required for alterations which are likely to affect the property’s heritage attributes identified through the designation process.

As discussed earlier in this report, in order to facilitate the future retention and rehabilitation of the existing structures, Staff have recommended zoning specific to the existing buildings to provide for a broader range of uses. In addition, in order to facilitate the possible future designation of the property at a later time, Staff are recommending that the LACH and Western University prepare a statement of cultural heritage value and significance.

View of Gibbons Lodge from the South



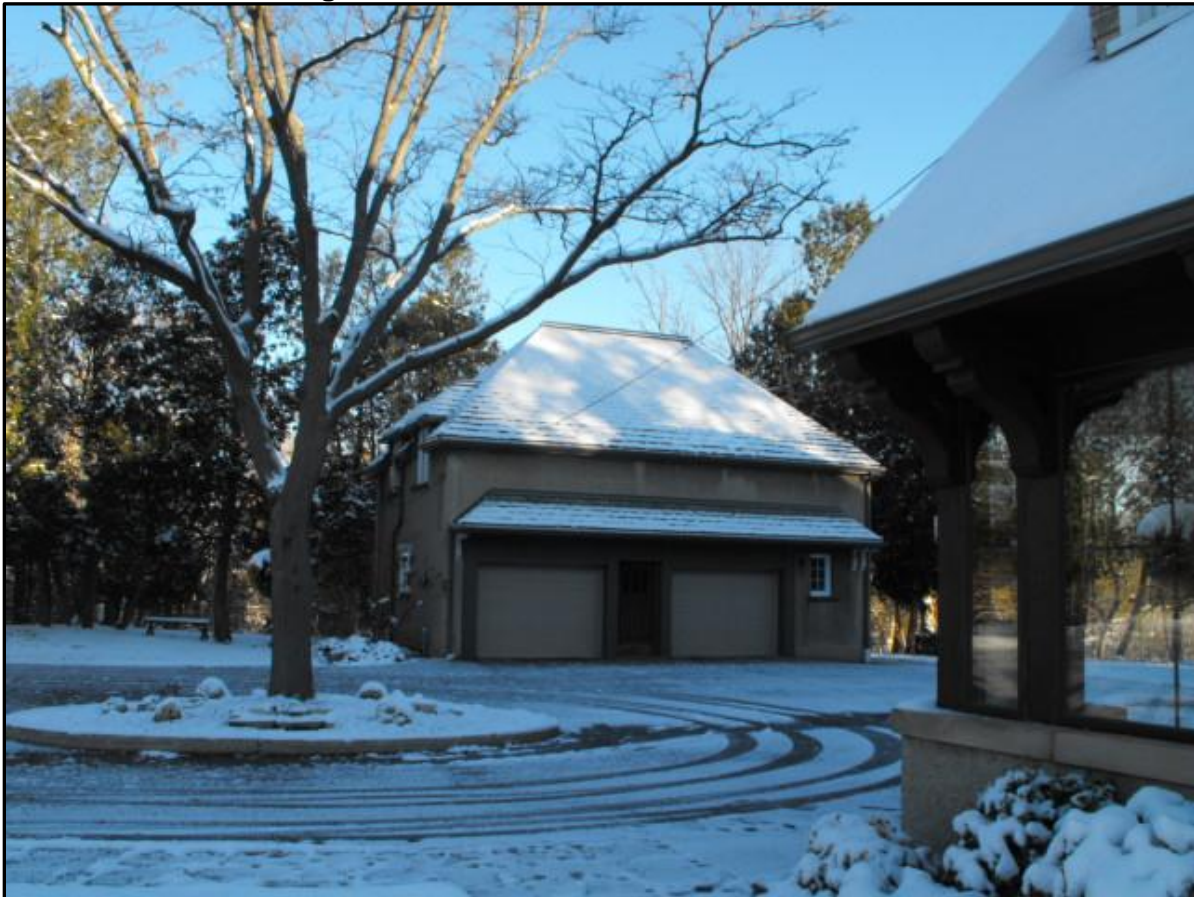
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File: Z-8229
Planner: B. Debbert

View of Gibbons Lodge from the Southwest



View of Detached Garage from the East



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File: Z-8229
Planner: B. Debbert

Environmental Protection:

Status and Recommendations of the EIS:

Minimum and maximum ecological buffers were identified following the City of London’s *Guidelines for Determining Setbacks and Ecological Buffers* within the *Environmental Management Guidelines*. The evaluation and calculations involved in determining these buffers incorporate factors including the size and intensity of the development, slope, natural heritage system features and adjacent land use. Natural Resource Solutions Inc. (NRSI) provided more detailed mapping than was provided in the original EIS, which demonstrated that the required buffers from specific environmental features (ie. 25 metre buffer from the 2 Butternut trees and the 30 metre buffer from the watercourse, as well as the environmental hazard limits, fall within the minimum required buffer. NRSI also confirmed that there is a Red Mulberry on the subject site outside of the identified minimum and maximum buffers. While acknowledging that a planted Red Mulberry receives protection under the Endangered Species Act, the tree has not been tested to confirm whether it is a pure Red Mulberry. This testing can be carried out in the more detailed EIS to be completed when a specific development proposal comes forward.

City staff and the Upper Thames River Conservation Authority were satisfied with the EIS as further refined by the submission of additional information from Natural Resource Solutions Inc.. Through the refinement process, the recommendations of the EIS did not change. In order to ensure that future refinements of the maximum buffer provide the necessary protection to the environmental features and ecological functions of the Gibbons ESA/PSW, and to guide future development, NRSI provided recommendations that are summarized as follows:

- For future development activities proposed for the lands in the maximum buffer, an EIS be completed to ensure no negative impacts on the natural features or ecological functions for which this area has been identified. The maximum buffers will need to be refined where necessary to address other requirements including geotechnical, hydrogeological, water balance and functional stormwater management. Specific features are identified that will need to be addressed during the site plan approval process, including specific vegetation communities, the Gibbons Lands and Arva Moraine Wetland Complex, Masonville Creek, ground water seepage areas and species at risk;
- Hazard tree analysis within 30 metres of the edge of wooded portions of the ESA or any approved trails;
- Sediment and erosion mitigation measures implemented prior to area grading;
- Design the stormwater management system to maintain current levels of infiltration to support groundwater and surface water flows and the volume and coolwater thermal regime of Masonville Creek and its tributaries;
- Design the stormwater management system to minimize erosion and damage to adjacent vegetation;
- Locate stormwater management facilities outside of the minimum buffer and complete further studies if stormwater management is proposed in the maximum buffer;
- Design stormwater management facilities to address surface water quality needs from runoff;
- Detailed lighting designs that include directional lighting for all area of road and developments that are within 30 metres of the natural features to eliminate light pollution;
- The future impact assessment address impacts that arise from the use of the natural area as a result of the development;
- Pre, during and post-construction monitoring to minimize any impacts;
- Develop an environmental monitoring program at the site plan stage to ensure that erosion and sediment control measures are installed, maintained and functioning as intended.

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File: Z-8229
Planner: B. Debbert

View from South-east showing Part of The Minimum Buffer



Configuration of the Minimum and Maximum Buffers (around the house):

The EIS (NRSI, February 2013) recommends that the minimum and maximum buffers exclude the existing dwelling, garage and sheds and as a result, the zoning applied to the property would be for residential use and the additional range of uses the City is recommending to facilitate the conservation of the existing buildings.

The exclusion of the garage and sheds from the minimum buffer is a source of concern with respect to the potential expansion or removal of any or all of these structures, and potential future redevelopment in accordance with the requested residential zones. This could result in new impacts as a result of disturbance to the area and more intensive development in an area which, except for the existence of structures, would be part of the protective ecological buffer. Therefore, Staff are recommending that the buffers include the garage and sheds, and the intervening lands up to, but not including, the back of the house.

The EIS (NRSI, February 2013) clearly states that *“Future development will be located outside of the PSW and ESA boundaries, and outside of the minimum buffer widths established by this EIS to ensure no impact to these features will occur.”*

A clarifying e-mail from a NRSI staff member provided during discussions between City staff and the applicant on this issue stated *“The minimum buffer may be extended through the garage and driveway. Should any redevelopment occur in these lands in the future, the minimum buffer should be implemented and the area within the buffer naturalized.”*

Legal counsel for the University objects to the application of the ecological buffer zone to the buildings as it would *“place them in a legal non-conforming status that is problematic for the University”*. In fact, any rezoning on the property, whether it be for residential purposes or otherwise, will create a legal non-conforming situation since the requested residential zones do not recognize single detached dwellings or their accessory structures. In its recommendations,

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Planner: B. Debbert

staff have attempted to recognize the potential impacts of the rezoning by including “dwellings in existing buildings” as a permitted use in both the minimum ecological buffer and in the area of future development.

Setbacks from the final Ecological Buffer:

One clarification is required as a result of further discussions with the applicant and its consultants. The EIS recommendations and conclusions indicate that *“an additional EIS should be completed for future development activities proposed within the maximum buffer to ensure no negative impacts on the natural features or ecological functions for which the area has been identified”* (NRSI Section 12.0), and that since the *“maximum buffer is based on the furthest extent of which impacts associated with the development of Gibbons Lands are anticipated to affect the adjacent natural features”,...“any work outside the maximum buffer should have no negative impacts and would be permitted (i.e. 0m setback from the maximum buffer limit”*. Monteith Brown has confirmed that NRSI’s reference to a 0 metre setback refers to site disturbance of any kind, whereas from a land use regulation perspective, a 0 metre setback means that buildings and structures could be constructed against the outer edge of the maximum buffer, and agree that permitting a 0 metre building setback is not appropriate at this time. Should a future developer wish to reduce the standard setbacks for buildings from the ecological buffer, this would also need to be addressed in a more detailed EIS. This requirement is consistent with Official Plan policy 15.3.6 e), which indicates *“...unless identified in and EIS acceptable by the City, standard setbacks shall apply from any lands identified as an ecological buffer.”*

Zoning of the Maximum Buffer:

On surrounding lands at 116, 124 and 180 North Centre Road, and 27 Northcrest Drive which are also impacted by the Gibbons ESA/PSW, a simple two-stage zoning approach was implemented because detailed Environmental Impact Studies had been prepared and accepted by the City which were based on detailed development plans and contained recommendations which established the required ecological buffers and the limit of development.

For the subject property, the more complex minimum and maximum buffer approach was contemplated and applied because the University has no immediate development plans and did not wish to create public expectations by producing a concept development plan for the purposes for the preparation of a detailed Environmental Impact Study, which would likely not come to fruition. If a development plan was available, a more detailed EIS could have been completed and consideration of the appropriate zoning for the maximum buffer would not be an issue.

This methodology has not been applied in the past and therefore there is no precedent for how the zoning of the maximum buffer should be approached.

In early discussions with the applicant, city staff suggested that an Open Space (OS5) Zone be applied with a holding provision requiring the completion of a more detailed EIS and the subsequent rezoning of all or part of the maximum buffer to permit residential development if recommended in the accepted EIS.

City staff also agreed at that time, that it would consider the merits of a Residential Zone instead of the Open Space zone, with a similar holding provision. The use of the Residential Zone was preferred by the University since any future application to rezone the maximum buffer from an Open Space Zone to a Residential Zone was likely to cause public concern that lands were being removed from an environmental protection zone. In addition, the University prefers to rely on the outcome of the EIS and the site plan approval process to delineate the ultimate limit of development rather than make an application for a Zoning By-law amendment in the future.

In direct contrast, responses from the MNR and members of the public made it clear that a Residential Zone with a holding provision was not acceptable as it created an expectation that future development of this area will be permitted when this is not known to be the case.

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City staff have recommended that the Urban Reserve (UR2) Zone that currently applies to the property be maintained, to avoid creating the impression that the future use of these lands, either for residential development or for environmental protection, has already been determined. Because of the unique aspects associated with the use of the UR2 Zone in this manner, a special provision is recommended that explains the circumstances under which these lands may be rezoned.

City staff does not support a solution whereby a Zoning By-law amendment is not required to delineate the ultimate limit of development through the application of the appropriate Open Space and Residential zones. The Zoning By-law regulations establish building setbacks from property boundaries. The general provisions of By-law Z.-1 state that *“Where a lot is divided into two or more zones, each such portion of the said lot shall be considered a separate lot as defined herein and shall be used in accordance with the provisions of this By-Law which are applicable to the zone wherein such portion of the said lot is located.”* Therefore building setbacks will be measured from the zone line. The By-law also provides for the interpretation of zone lines along physical features including environmental hazards, but not along environmental features or their buffers. Therefore, establishing the actual development limit through zoning is the appropriate method to establish the development limit and drive other processes such as the site plan approval process and the issuance of building permits.

Tree Preservation:

There are numerous mature trees within the identified development area which could be considered for preservation and incorporation into new landscaping plans to provide a level of maturity to the new development and continue to contribute to the City’s tree canopy. A holding provision for the preparation of a tree preservation report is included in the staff recommendation.

Parkland:

Parkland dedication has not been collected for the subject lands and will be required at the time of development in the form of land dedication and/or cash-in-lieu of parkland. A more detailed analysis will be undertaken when specific information is provided for the proposed development but may include access to future publicly owned open space land. Parkland will be calculated consistent with the Council Policy, the Parkland Dedication By-law CP-9 and the Planning Act based on the form of development proposed.

Other Considerations for Future Development:

In addition to holding provisions for future residential development previously discussed, holding provisions are recommended to address the following:

Noise Impacts:

In accordance with Official Plan policies regarding noise impacts from arterial road adjacent to residential development, a noise study will be required prior to site plan approval.

Traffic Impacts:

Several members of the public expressed concerns about the potential impact of increased traffic volume and turning movements, on the accessibility of existing and proposed development to Richmond Street, especially for southbound, left turn movements. The Transportation Advisory Committee and Engineering staff indicated a Traffic Impact Study should be completed prior to development. The traffic impact study will identify potential traffic impacts and the measures such as traffic control, turn lanes, etc. required to accommodate the development.

Stormwater and Downstream Drainage Impacts:

Home owners at both 124 North Centre Road and 1890 Richmond Street expressed concerns about the potential impact of new development on the existing on-site stormwater management facilities and the potential for downstream flooding. Additional work will also be required at the site plan stage in conjunction with more detailed geotechnical and environmental work to address minor and major flow conveyance systems, SWM measures (quantity, quality and

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Planner: B. Debbert**

erosion control) and the adequate capacity of the outlet systems. Approved stormwater management systems are required to prevent the flow of additional water onto other properties.

Slope Hazards and Construction Impacts:

Geotechnical work has been completed to delineate the slope hazard associated with the natural features on the east part of the subject lands. Additional geotechnical work will be required to assess and mitigate slope instability hazards as a result of construction, both adjacent to the natural area and for the steep slope which traverses the property in an east-west direction.

Public Site Plan Approval:

This proposal represents intensification as defined in the City's Official Plan because it represents the development of a vacant and/or underutilized lot within a previously developed area. Intensification within the Multi-family, Medium Density Residential designation is subject to Public Site Plan review. Since there was not a site plan available for review as part of the rezoning exercise, public site plan review will be required at the site plan approval stage.

CONCLUSION

The recommended zoning is consistent with the PPS with respect to both managing and directing land use to achieve efficient development and land use patterns, and to conserving significant natural resources. The recommendation to prepare a statement of cultural heritage value and interest is consistent with the Cultural Heritage policies of the PPS.

The recommended zoning to permit the development of a range of multi-family, medium density residential dwellings on lands designated for Multi-family, Medium Density Residential is in keeping with the intent of the Official Plan with respect to use, intensity and form, including the use of the ecological buffer for calculating density and the reduced front yard setback to facilitate good urban design. The inclusion of a range of non-residential uses as permitted uses in the existing buildings facilitates the conservation through re-purposing of heritage elements to be identified on the site. Holding provisions will ensure that additional matters related to the development of the land will be addressed at the site plan approval stage, including a public site plan process.

Urban design elements to be considered at the site plan approval stage will encourage a development that is urban in nature, promotes the use of alternative modes of transportation and a walkable pedestrian environment, and incorporates heritage elements, significant views and existing tree canopy into new development.

The recommended Open Space zones on the Gibbons Environmentally Significant Area and Provincially Significant Wetland and the identified minimum buffer will protect this significant natural area from development and development impacts. A further maximum buffer is established that will be maintained in the future as open space, or will be permitted to be developed, wholly or partially, depending on the recommendations of a second EIS to be provided by the developer and accepted by the City based on a detailed site plan at the site plan approval stage.

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The recommendation is consistent with the PPS, in keeping with the intent of the Official Plan, and represents good planning.

PREPARED BY:	REVIEWED BY:
BARB DEBBERT, SENIOR PLANNER CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

March 29, 2014

BD/

Attach.

Y:\Shared\implemen\DEVELOPMENT APPS\2013 Applications 8135 to\8229Z - 1836 Richmond Street (BD)\1836 Richmond Street report to Planning & Environment Committee.docx

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File: Z-8229
Planner: B. Debbert

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

<u>Telephone</u>	<u>Written</u>
Howard Keep 1890 Richmond Street London ON	Paul Digby 16 – 1890 Richmond Street London ON N5X 4J1
Tinake Huiting 50 - 145 North Centre Road London ON N5X 4C7	Dr. Louis and Mrs. Susan Glicksman 22 – 1890 Richmond Street London ON N5X 4J1
Dan Epple 145 North Centre Road London ON	Andrea Ross 1150 Fanshawe Park Road East London ON N5X 3Z8
Kathleen Lyons 3 – 124 North Centre Road London ON N5X 1T6	Annette and Gerry Coffin 27 – 1890 Richmond Street London ON N5X 4J1
Ron Koudys 368 Oxford Street East London ON N6A 1V7	Mary and Frank Birch 30 – 1890 Richmond Street London ON N5X 4J1
Goldwin Emerson 1011 – 180 North Centre Road London ON N5X 0G7	Kent and Maxine Clark 19 – 1890 Richmond Street London ON N5X 4J1
Martin Marcus 325 Elderberry Avenue London ON N5X 0A1	Audrey and Bob Disotell 33 – 1890 Richmond Street London ON N5X 4J1
Dr. Ann T. Marshall 4009 – 180 North Centre Road London ON N5X 0G7	Wilma and Garth Lambert 47 – 1890 Richmond Street London ON N5X 4J2
	Robert and Patricia Brown 12 – 1890 Richmond Street London ON N5X 4J1
	Raymond Jansen 21 – 1890 Richmond Street London ON N5X 4J1
	Carolyn Snelgrove 10 – 1890 Richmond Street London ON N5X 4J1
	Jan Hardy 23 – 1890 Richmond Street London ON N5X 4J1
	Mrs. Essie Bacon c/o Nicola Harris 17 – 380 Wellington Street c/o TD Waterhouse Private London ON N6A 5B5
	Blair Pierce Secretary, Board of Directors, MCC 617 62 – 124 North Centre Road London ON N5X 4R3

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	Peter Askey President, Board of Directors, MCC 617 7 – 124 North Centre Road London ON N5X 4R3
	Tobias Bourdeau Treasurer, Board of Directors, MCC 617 22 – 124 North Centre Road London ON N5X 4R3
	Victoria Digby 16 – 1890 Richmond Street London ON N5X 4J1
	Judy and Maurice Davidson 34 – 1890 Richmond Street London ON N5X 4J1
	Gary Plomske 37 – 1890 Richmond Street London ON N5X 4J2
	Don Morphy 14 – 1890 Richmond Street London ON N5X 4J1
	Kim and Herta Taylor 27 – 124 North Centre Road London ON N5X 4R3
	Maureen Zunti Sifton Properties Limited Suite 800, 195 Dufferin Avenue London, ON N6A 1K7
	Jim Jackson 42 – 1890 Richmond Street London ON N5X 4J2
	Jack Malkin Farhi Holdings 484 Richmond Street Suite 200 London ON N6A 3E6

Attendance at Community Meeting

Carol and Dave Wilson 18 – 1890 Richmond Street London ON N5X 4J1	Frank Birch 30 – 1890 Richmond Street London ON N5X 4J1
Iris Jackson 14 – 1890 Richmond Street London ON N5X 4J1	Marni Williamson 11 – 1890 Richmond Street London ON N5X 4J1
Louis and Susan Glicksman 22 – 1890 Richmond Street London ON N5X 4J1	Carolyn Snelgrove 10 – 1890 Richmond Street London ON N5X 4J1
Aaron Liu 283 Louise Court	Blair Pierce 62 – 124 North Centre Road

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London ON N6G 5G2	London ON N5X 4R3
Allan and Janine Pittmann 29 – 124 North Centre Road London ON N5X 4R3	Judy and Maurice Davidson 34 – 1890 Richmond Street London ON N5X 4J1
Helen Martin 2 – 124 North Centre Road London ON N5X 4R3	Mary Panopoula 3 – 1890 Richmond Street London ON N5X 4J1
Mark Parker 64 – 124 North Centre Road London ON N5X 4R3	Joyce Garnett 25 – 1890 Richmond Street London ON N5X 4J1
Gerald Killan 20 – 1890 Richmond Street London ON N5X 4J1	Maureen Zunti Sifton Properties
Carla Garagozzo 44 – 1890 Richmond Street London ON N5X 4J2	

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File: Z-8229
Planner: B. Debbert

Debbert, Barb

From: Garth Lambert [REDACTED]
Sent: Tuesday, October 01, 2013 3:00 PM
To: Debbert, Barb
Cc: baechler@execulink.com
Subject: 1836 Richmond Street (File Z-8229)
Attachments: BIRDS AND ANIMALSSEEN OR HEARD FROM 1890 RICHMOND STREET 2003.docx

Dear Ms. Debbert,

By now, you will be in possession of a letter from Gary Deline, manager with M.F. Arnsby Property Mgmt Ltd.and, specifically, manager of MSCC582 (Foxborough Chase), 1890 Richmond Street.

We think that Mr Deline makes strong arguments against proposed zoning changes.

Longtime members of Nature London and supporters financially, in our own small way, of Sandy Levin's effort to preserve green spaces in London, an effort that was successful all the way to the Supreme Court, we sincerely hope that a bite will not be taken out of this precious property which we have hiked with the permission of the former president, Paul Davenport.

Though our unit (#47) does not back onto the Gibbons estate, we are fully aware and appreciative of the wildlife in the area, wildlife that would be suppressed should the woodland and wetlands be diminished in any way.

From our porch and deck we have identified 44 species of birds and spied other wildlife, including deer and a fox in our backyard.

In addition, the drawings look as though Gibbons Lodge, an architectural gem and heritage building, might be destroyed as it sits in the middle of the buffer zones. That as well would be a loss to the city.

Yours, Wilma ad Garth Lambert

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File: Z-8229
 Planner: B. Debbert

BIRDS SEEN OR HEARD FROM 1890
 RICHMOND STREET 2003-2013
 mostly from the front porch or back deck

WILD ANIMALS SEEN ON 1890
 RICHMOND STREET 2003-2013 from
 the front porch or back deck

1. Canada goose
2. Turkey vulture
3. American crow
4. Northern cardinal
5. Mourning dove
6. American robin
7. Song sparrow
8. Downy woodpecker
9. Common grackle
10. Mallard
11. Red-winged black bird
12. Killdeer
13. Great blue heron
14. Blue Jay
15. American goldfinch
16. Chipping sparrow
17. House sparrow
18. Brown-headed cowbird
19. Chimney swift
20. Red-bellied woodpecker
21. Tree swallow
22. Ring-billed gull
23. Cedar waxwing
24. House Finch
25. Northern flicker
26. Eastern wood phoebe
27. Rose-breasted grosbeak
28. Black-capped chickadee
29. Red-tailed hawk
30. Eastern towhee
31. Red-eyed vireo
32. Baltimore oriole
33. Great-horned owl
34. Great-crested flycatcher
35. House wren
36. Grey catbird
37. Ruby-throated hummingbird
38. White-crowned sparrow
39. Northern harrier
40. Barn swallow
41. European starling
42. Broad-winged hawk
43. Dark-eyed junco
44. Wild turkey

- Skunk
- Rabbit
- Deer
- Fox
- Squirrels

Garth and Wilma Lambert, Unit 47

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File: Z-8229
Planner: B. Debbert

Debbert, Barb

From: Audrey and Bob Disotell [REDACTED]
Sent: Saturday, September 28, 2013 1:28 PM
To: Debbert, Barb
Subject: Notice to amend zoning bylaw for 1836 Richmond St. [z-8229]

Dear Ms Debbert,

Furthur to our long telephone conversation in regards to the above here are my reasons why this request should be denied by the city.

1-The Maximum and Minimum Buffer zone should Not be used in the calculation to permit a higher density than at the present which is medium density.I live at 1890 Richmond St. which is directly north of the university property.We have 48 one storey condo on 4,735 hectares with a density of 10 uph.The proposal has a density of 75 uph by using the buffer zones which is NOT realistic and certainly poor planning.

2-WE should NOT be changing the Minimum Ecological Buffer Zone to Open Space as this would allow for buildings-recreational activities and allow for Storm/Drainage and Storm Water services to installed in a sensitive area.

3-The Maximum and Minimum Buffer zones are there to PROTECT the ARVA MORaine PROVINCIALlY SIGNIFICANT WETLAND[PSW] and ENVIRONMENTALLY SIGNIFICANT AREA[ESA] and should never be changed.This is HOME to a great variety of WILDLIFE NATURAL BOG PLANTS and TREES.

4-The proposal for 0.0 rear yard set back allows for all the dwellings to border directly onto the Buffer ZONES which is Home to the WILDLIFE.

I am asking the city to make not only the right decision but the only decision that can PROTECT and PRESERVE the Greenspace,Wetlands and HOME to WILDLIFE.

Bob Disotell

33-1890 Richmond St.



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File: Z-8229
Planner: B. Debbert

Debbert, Barb

From: Kent Clark [REDACTED]
Sent: Friday, September 27, 2013 9:20 AM
To: Debbert, Barb
Cc: Baechler, Joni
Subject: File Z-8229-1836 Richmond Street

Dear Ms. Debbert,

As a resident of 19 - 1890 Richmond Street, I was surprised and disappointed to learn of the application to rezone the grounds of 1836 Richmond Street.

Many arguments relating to this area as a wildlife habitat and the sanctity of the natural beauty have no doubt been put forth. They are valid and supported by this family, while realizing at the same time that these points were no doubt put forth by the adjoining neighbours when the Foxborough Chase development, where we live, was proposed 14 years ago.

The recent developments on Richmond Street North (Richmond Village, Tri Car Apt buildings) have already impacted traffic flow from Fanshaw to Sunningdale Road in a significant way.

I am saddened and disheartened by the fact that there appears to be no end to the development. The Western university property (and Gibson's Lodge?). This just seems to be a "last straw".

Sincerely,

Kent & Maxine Clark

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File: Z-8229
 Planner: B. Debbert

Debbert, Barb

From: Frank [REDACTED]
Sent: Thursday, September 26, 2013 12:17 PM
To: Debbert, Barb
Cc: Mary & Frank Birch; Baechler, Joni
Subject: File Z-8229-1836 Richmond St. MSCC582

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Debbert

We are writing this letter in response to the application to amend the zoning bylaw for 1836 Richmond St. As residents of 1890 Richmond St., we are strongly opposed to this change.

While the proposed zoning change purports to protect the adjacent Arva Moraine Provincially Significant Wetland (PSW) and Environmentally Significant Area (ESA), it also opens up the use of the minimum and maximum ecological buffers in the calculations, to permit a higher than medium density development in an area that was previously designated as medium density.

The proposed 0.0 rear yard setback allows all of these dwellings to border directly onto greenspace that is home to a variety of wildlife in an area that is filled with all types of mature trees, plants and a natural bog. The maximum ecological buffer would become home to cluster townhouses and stacked townhouses, 4 storey apartment buildings and so on.

Directly to the north of the university property, we are a one-storey development of 48 single family homes on 4.735 hectares with a density of 10 units per hectare. To the north and east of our development are also single family homes. How does this compare to what is being proposed? Well, the proposal is a maximum density of 75 units per hectare. Of course, the calculations are based **on all the land in the buffer zones**. The Maximum Ecological Buffer zone will be developed with a similar density of 75 uph leaving the Minimum Ecological Buffer Zone as Open Space where likely all the storm/drainage and stormwater servicing will be located.

So, in the end, the greenspace will look radically different. Likely we will lose a lot of mature trees and no doubt, the wildlife that call this area home. If this amendment goes through, another greenspace/wetland in London will disappear and another development in the Richmond corridor will squeeze the wildlife out of co-existence.

With all the farmlands that were acquired by the City of London in order to provide for expansion/development needed for growth in the north end of the city,

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**File: Z-8229
Planner: B. Debbert**

you would think that the University Property would be preserved by the city as a unique area and that the city would not see it as yet another area for development.

Not too long ago, there was a request from a developer to re-zone a land parcel that was adjacent to the Pine Ridge/Debbie Lane area on the other side of this greenspace. This zoning amendment was turned down by the City.

In the matter before you now, don't allow this zoning amendment to go through. We ask the city to make the right decision and preserve the greenspace/wetlands in "The Forest City" .

In addition to the above, we also have a major concern about any increased traffic on Richmond Rd in the proposed area.

Currently it is " almost worth your life" to try to exit 1890 Richmond during the peak traffic periods. The traffic moves on average in excess of 80km both ways on Richmond. The 60 KPH speed limit is very seldom enforced either on weekdays or weekends.

We note on proposal no exit road is shown on the plans. Even if a traffic light would be considered, the residents of 1890 Richmond would not be able to exit south due to backed up traffic from the light.

In addition, with the increased development on Sunningdale, the traffics situation north and south on Richmond will continue to worsen.

If the speed limit of 60 kmh , on Richmond were to be strictly enforced it migh elevate some of the issues now but not in the future.

We say NO to this amendment.

Regards

Mary and Frank Birch
Unit 30
1890 Richmond St
London, ON
N5X 4J1

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File: Z-8229
Planner: B. Debbert

Debbert, Barb

From: Gerry Coffin [REDACTED]
Sent: Thursday, September 26, 2013 4:04 PM
To: Debbert, Barb
Subject: Fwd: File Z-8229-1836 Richmond St. MSCC582

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Debbert

We are writing this letter in response to the application to amend the zoning bylaw for 1836 Richmond St. As residents of 1890 Richmond St., we are strongly opposed to this change.

While the proposed zoning change purports to protect the adjacent Arva Moraine Provincially Significant Wetland (PSW) and Environmentally Significant Area (ESA), it also opens up the use of the minimum and maximum ecological buffers in the calculations, to permit a higher than medium density development in an area that was previously designated as medium density.

The proposed 0.0 rear yard setback allows all of these dwellings to border directly onto greenspace that is home to a variety of wildlife in an area that is filled with all types of mature trees, plants and a natural bog. The maximum ecological buffer would become home to cluster townhouses and stacked townhouses, 4 storey apartment buildings and so on.

Directly to the north of the university property, we are a one-storey development of 48 single family homes on 4.735 hectares with a density of 10 units per hectare. To the north and east of our development are also single family homes. How does this compare to what is being proposed? Well, the proposal is a maximum density of 75 units per hectare. Of course, the calculations are based **on all the land in the buffer zones**. The Maximum Ecological Buffer zone will be developed with a similar density of 75 uph leaving the Minimum Ecological Buffer Zone as Open Space where likely all the storm/drainage and stormwater servicing will be located.

So, in the end, the greenspace will look radically different. Likely we will lose a lot of mature trees and no doubt, the wildlife that call this area home. If this amendment goes through, another greenspace/wetland in London will disappear and another development in the Richmond corridor will squeeze the wildlife out of co-existence.

With all the farmlands that were acquired by the City of London in order to provide for expansion/development needed for growth in the north end of the city, you would think that the University Property would be preserved by the city as a unique area and that the city would not see it as yet another area for development.

Not too long ago, there was a request from a developer to re-zone a land parcel that was adjacent to the Pine Ridge/Debbie Lane area on the other side of this greenspace. This zoning amendment was turned down by the City.

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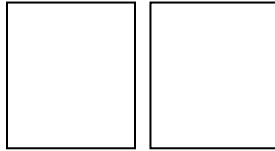
File: Z-8229
Planner: B. Debbert

In the matter before you now, don't allow this zoning amendment to go through. We ask the city to make the right decision and preserve the greenspace/wetlands in "The Forest City".

Say no to this amendment.

Annette & Gerry Coffin
27-1890 Richmond St.
London, Ontario





File: Z-8229
Planner: B. Debbert

Debbert, Barb

From: Susan Gliksman [redacted]
Sent: Monday, September 23, 2013 8:36 PM
To: Debbert, Barb
Cc: Baechler, Joni
Subject: File Z-8229-1836 Richmond St.

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Ms Debbert

We are writing this letter in response to the application to amend the zoning bylaw for 1836 Richmond St. As residents of 1890 Richmond St., we are strongly opposed to this change.

While the proposed zoning change purports to protect the adjacent Arva Moraine Provincially Significant Wetland (PSW) and Environmentally Significant Area (ESA), it also opens up the use of the minimum and maximum ecological buffers in the calculations, to permit a higher than medium density development in an area that was previously designated as medium density.

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Directly to the north of the university property, we are a one-storey development of 48 single family homes on 4.735 hectares with a density of 10 units per hectare. To the north and east of our development are also single family homes. How does this compare to what is being proposed? Well, the proposal is a maximum density of 75 units per hectare. Of course, the calculations are based on all the land in the buffer zones. The Maximum Ecological Buffer zone will be developed with a similar density of 75 uph leaving the Minimum Ecological Buffer Zone as Open Space where likely all the storm/drainage and stormwater servicing will be located.

So, in the end, the greenspace will look radically different. Likely we will lose a lot of mature trees and no doubt, the wildlife that call this area home. If this amendment goes through, another greenspace/wetland in London will disappear and another development in the Richmond corridor will squeeze the wildlife out of co-existence.

With all the farmlands that were acquired by the City of London in order to provide for expansion/development needed for growth in the north end of the city, you would think that the University Property would be preserved by the city as a unique area and that the city would not see it as yet another area for development.

Not too long ago, there was a request from a developer to re-zone a land parcel that was adjacent to the Pine Ridge/Debbie Lane area on the other side of this greenspace. This zoning amendment was turned down by the City.

In the matter before you now, don't allow this zoning amendment to go through. We ask the city to make the right decision and preserve the greenspace/wetlands in "The Forest City" .

Say no to this amendment.

Dr. Louis and Mrs. Susan Gliksman
22-1890 Richmond St.
London, N5X 4J1
[redacted]

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File: Z-8229
Planner: B. Debbert

Debbert, Barb

From: Paul Digby [REDACTED]
Sent: Saturday, September 21, 2013 1:48 PM
To: Debbert, Barb
Cc: Baechler, Joni; Vic Digby; Justin Digby; Drew Digby
Subject: file Z-8229-1836 Richmond street

Dear Ms Debbert:

As a resident of 16-1890 Richmond Street I was dismayed upon reading the application to rezone the grounds of 1836 Richmond street.

Over many decades the University has acted in a responsible manner as stewards of the environment at this location. The past President and resident, Paul Davenport respected the natural beauty and always placed a priority on maintaining the balance and responsibility to protect the wildlife that called 1836 Richmond home.

In many ways the property acts as a sanctuary for wildlife as adjacent areas of Plain Tree Drive and Sunningdale Road have developed and forced the habitat to retreat to the safety and comfort of this property. In the past year, I have counted numerous car/deer collisions as deer wander back and forth across 1836 Richmond street as new housing on the west side of Richmond impinges upon their habitat.

Last winter, I counted 24 deer at one time on the north side of Gibson's lodge from our window at Foxborough Chase. One only needs to walk past the entrance of 1836 Richmond after dusk any day, in any season to see deer on the lawns and even in the driveway. In fact on September 20, 2013 my son counted 9 deer as he walked past the driveway. Several foxes, turtles, birds, and other wildlife have resided on the property for many years.

For these reasons we are opposed to the rezoning of the maximum ecological buffer and oppose the rezoning of the minimum ecological area to open space.

In fact both barriers need to be expanded!

These proposed changes will only open up the door to future attempts by developers to expand into this beautiful sanctuary.

As a graduate of Western University, I am applauded and ashamed that the powers at the university would consider abandoning their responsibility to the environment and community to make a quick profit on this valuable land. Are these the core values that are taught and endorsed in the classroom? Profit trumps the university being the stewards of the environment and the responsibility to act in an ethical manner. Preach one philosophy but follow the dollar.

Quite sad indeed.

Stand up and say no.

Paul Digby
 16-1890 Richmond Street
 London N5X4J1
 [REDACTED]

[Empty boxes for Agenda Item # and Page #]

File: Z-8229
Planner: B. Debbert

PATRICIA R. BROWN
ROBERT E. BROWN

1890 Richmond Street
Unit 12
London, ON N5X 4J1

Email [Redacted]

September 28, 2013

Barb Debbert
City of London Planning Division
PO Box 5035
London, ON
N6A 4L9

[Handwritten mark]
[Faint text]

RE: FILE Z-8229 – 1836 Richmond Street

We are writing this letter regarding the application to amend the zoning bylaw for the property adjacent to our home – 1836 Richmond Street. As residents of 1890 Richmond Street, we are strongly opposed to this change.

While the proposed zoning change purports to protect the Arva Moraine Provincially Significant Wetland and Environmentally Significant Area, it opens up the use of the minimum and maximum ecological buffers in the calculations to permit a higher than medium density development in an area that was previously designed as medium density. The proposed rear yard setback also allows all of these dwellings to border directly on green space that is home to a variety of wildlife in an area that is filled with all types of mature trees, plants and a natural bog.

We cannot believe the City of London would allow this re-zoning. There are many kilometers of farmlands just to the north of this area that are currently being developed for the needed growth of the north end of the city, and many, more that could be developed if needed.

As a neighbor of 1836 Richmond, we see countless animals and birds that have been forced out of other areas, living in this beautiful wetland and forest area. We regularly see wild turkeys, deer, geese, ducks, orioles, and countless other wildlife. I cannot believe that the City would agree with destroying hundreds of mature trees and a truly rare ecological area like this one, especially when there are hundreds of acres being developed for housing just four blocks up the road. It just does not make sense to allow this.

Please say no to this amendment.

Yours truly,
[Handwritten signature]

Robert and Patricia Brown

Two empty rectangular boxes for agenda item and page numbers.

File: Z-8229
Planner: B. Debbert

21-1890 Richmond St. N.
London, Ont. N5X 4J1
September 26, 2013

Barb Debbert
City of London
300 Dufferine Ave.
London, Ont. N6A 4L9

c.c. Mr. Amit Chakma
President
University of Western Ontario
1151 Richmond St.
London, Ont. N6G 1G9

Re; Z-8229 1836 Richmond St. N

Dear Mz. Debbert:

When I first moved my family to London in 1958, I used to drive my kids to see "Richmond Hill", a place of beauty and the apex of success. Certainly a goal if they chose to live in London.

In 2001, I achieved my goal and moved into 21-1890 Richmond St, right next to the area I had admired so many years. Yes, we paid a premium for our property, but with the view of the wilds and nature at it's finest, we felt it was well worth it. Unless you've enjoyed the pleasure of watching from your deck, the deer, red foxes, and wild turkeys and other wild life grazing near your back yard, you'll never understand how revolting this proposal is.

And now, this plan, and I can think of no other word, devised from greed, takes a giant step in destroying one of our few remaining sanctuaries for wild life in the city. Where do you suggest they go???

And Mr. Chakma, a few years ago we welcomed you to our community. You should take great pride in the growing beauty of the UWO campus, but you can't be very proud of what you are now doing to your neighbors, our community, our environment and our property values.

I oppose this amendment to the zoning bylaws in the strongest terms.

Sincerely yours,

RECEIVED
CITY OF LONDON
PLANNING DIVISION

OCT - 2 2013

Raymond P. James

PLANNING DIVISION
SCANNED

FILE NO _____
DATE _____
BY _____

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File: Z-8229
Planner: B. Debbert

October 3, 2013

Dear Ms. Debbert:

I am writing this letter in response to the application to amend the zoning by-law for 1836 Richmond Street. As a resident of 1890 Richmond Street, I am strongly opposed to this change.

It was my understanding that Helen Gibbons bequested the Gibbons Lodge and grounds to the University of Western Ontario as a resident for the president of U.W.O. I am sure she did not make this bequest in order for the University to make a huge profit but to have her home remain as a pretentious dwelling in the community. A legacy is an unprecedented collaborative effort to encourage people from all walks of like to make a bequest to their favourite organization.

If their wishes are not followed why would anyone bequest anything, for example The University of Western Ontario. I am appalled that the powers at the University would consider abandoning their responsibility to the environment and community.

The University was given the sole power over this property since 1961. Should the University not act in an ethical manner and not give into money and greedy developers?

Sincerely,



RECEIVED
CITY OF LONDON
PLANNING DIVISION

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File: Z-8229
 Planner: B. Debbert

The University of
Dr. Paul Davenport • President Emeritus

Engaging the Future

Draft Report of the Task Force on Strategic Planning
 June 22, 2006

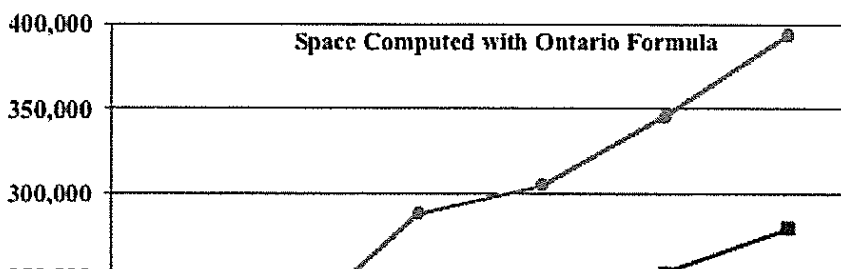
10. Our Campus, Neighbourhood, and Community

Western takes great pride in the beauty of its campus and is determined to maintain it as a magnificent academic environment. Our setting in North London has evolved since the 1920s into a wonderful asset for the University community and for the City of London. It is a significant factor in our ability to recruit faculty, staff and students, and is cherished by our alumni, who have made major investments in its buildings and its natural environment. At Western, academic life can flourish in a setting that ensures space for work and contemplation, safety, and personal security.

Our last Campus Master Plan was completed in 1993 and the University will soon begin to prepare a new one, with a draft envisaged in December 2006. The plan will set out the principles that will guide us in the location of buildings and maintenance of green space and will address issues of traffic and parking. Our architecture should continue to be focused on the Collegiate Gothic style, in order to maintain the uniform feel to the campus generally judged to be one of its great attractions. A key opportunity lies with the land in the South Valley site, south and east of the Arthur and Sonia Labatt Health Sciences Building. The development of that site, likely to occur over the next two decades, should emphasize the Thames River as a defining component of our campus, and include a signature building with a feature like the attractive tower on Middlesex College.

To ensure its future expansion, the University will vigorously defend the City of London's Regional Facilities designation, which protects the zoning of lands reserved for public facilities such as the University, hospitals, and educational institutions, for lands in our precinct lying west of Richmond Street. The University will use all means at its disposal, including its power of expropriation, if necessary, to ensure that this limited bank of Regional Facility land is not depleted. Our demand for land will continue to grow, as data for the last half century illustrates. The gross square meters (GSM) in University buildings grew from 34,000 in 1950 to 372,000 in 1970, to 633,000 in 2005. The average growth per decade was 109,000 GSM from 1950 to 2005, and 74,000 from 1970 to 2005. Our rule of thumb for coverage is 30%, so that on a hectare of land (10,000 square meters, or 2.471 acres), we would have a combined footprint for buildings of about 3,000 square meters. With our standard four-storey buildings, this allows for 12,000 GSM of space per hectare. Using the average growth per decade of 74,000 GSM from 1970 to 2005, we need about 6.1 hectares (15 acres) per decade to permit our growth. It should be noted that the buildings currently scheduled for completion from 2005 to 2013, as set out in our 2006-07 Budget, involve some 73,109 GSM.

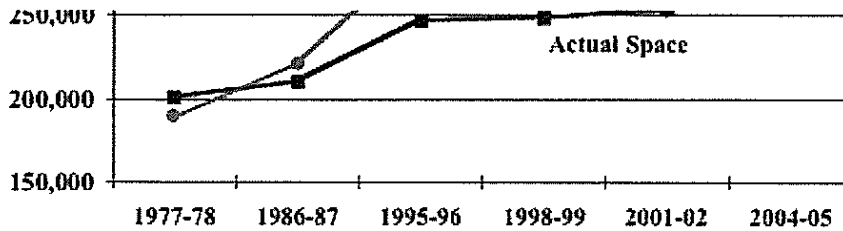
Western: Actual and Formula Space
 (Net Assignable Square Metres)



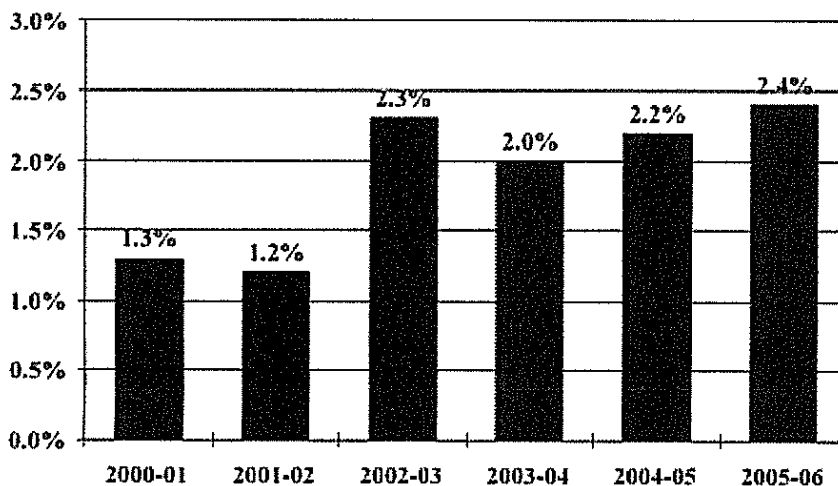
http://www.uwo.ca/pvp/strategic_plan/report/10.htm

RECEIVED
 CITY OF LONDON
 PLANNING DEPARTMENT
 OCT 11 2006
 10:00 AM
 10-11-06
 SUBSEQUENT REFERRAL
 FOR ACTION
 FOR INFORMATION
 OR REPORT

2013-09-24



Western's Maintenance, Modernization, and Infrastructure Expenditures as a Percent of Building Replacement Value



When universities run out of land, the options are generally not attractive: build high-rise buildings (abandoning our 4-floor Western model); dig space underground (expensive); eliminate central green space (part of Western's identity and to be preserved); purchase nearby residential or commercial properties and tear them down so the land can be used for University purposes (creating hostility within the surrounding community); or carve out pieces of the University to be implanted elsewhere (thus reducing the school spirit, the feel of a residential campus, and the ease of interdisciplinary study and research). For all these reasons, Western will continue to seek to protect the Regional Facilities zoning around us and to acquire land near our campus when it comes up for sale.

"At Western, academic life can flourish in a setting that ensures space for work and contemplation, safety, and personal security."

It is likely that the University will not construct additional student housing facilities in the foreseeable future. With the completion of the London Hall residence on Western Road in 2006, we will have the capacity to guarantee a space to all first-year undergraduate students and to offer a significant proportion of spaces in our undergraduate residences to upper-year students. We anticipate that the significant demand for graduate student housing implicit in our graduate expansion plans over the coming decade can be met best by the private sector. Western is working with the City of London and others to ensure awareness of this impending demand and opportunity.

Western is the largest neighbour in North London and has a special role to play in the neighbourhoods surrounding our campus. We have a vital interest in

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File: Z-8229
Planner: B. Debbert

promoting the appropriate balance of student and resident housing in areas adjoining the campus. These neighbourhoods have told us of their concerns - that they feel under threat from substandard and potentially unsafe student housing, owned by landlords who often do not live in the neighbourhood or even in London. We must actively ensure that the areas surrounding the campus preserve their residential character, streetscape and amenities while continuing to provide affordable, well-maintained accommodations for our students within a balanced neighbourhood setting.

In committing ourselves to further reciprocal neighbourhood engagement, Western will respond to all rezoning and variance applications within 300 metres of the campus (the distance used by the City of London to notify neighbours of such applications) and will act in the best interest of the University and the neighbourhood involved. This will entail our advocacy of adherence to the City's Official Plan, which we will support in all cases, unless a Board resolution directs otherwise. As we are expanding, we must understand the reciprocal needs of our neighbours and community partners and work to ensure effective two-way communication and co-operation.

One part of our campus which may be unique in Canada is the 45 acres of land around Gibbons Lodge, including 20 acres which border Richmond Street and surround the President's residence, and 25 acres of bush and marshy land to the east. The latter area has trails cut through it and is now available to students and faculty for field work. Students have been placing tags identifying the species of some of the trees in the area. In 1993, the University sought to sell these 25 acres for development, but the land was too marshy and subject to environmental protection. Western should keep this land as a nature reserve for students and faculty, and not seek again in the future to sell it for development, even if a change in the condition of the soil were to make that possible.

Western will seek to be visible as a community leader. We will set an example wherever possible of responsible citizenship, including the area of environmental sensitivity and sustainability. The University is engaged in energy conservation activities on several fronts, including Energy Awareness programs across the campus, recycling, efficiency in building design, and a developing Sustainability initiative, which will have both academic and service components.

"Western is the largest neighbour in North London and has a special role to play in the neighbourhoods surrounding our campus."

In addition to an academic, social and cultural life that engages all members of the Western community with organizations, social services, and the commercial sector of London and the Southwestern Ontario region, the University has defined relationships with certain specific partners. Our environment as a university that stresses the quality of student experience is immeasurably enriched by the presence of our three Affiliated University Colleges, which combine the personal interaction which characterizes liberal arts colleges with a high value on scholarship and community involvement. Our educational partnerships also embrace Fanshawe College, with which we share a number of joint programs, including diploma/degree studies in the Faculty of Science, Media Studies, and Nursing. The establishment of the Sarnia Research Park has pointed

to possibilities of increased interaction with Lambton College. We also have close links with local and regional school boards, through both our recruitment initiatives and the involvement of faculty and students from Western's Faculty of Education. Expanded partnerships such as the Schulich School's collaboration with the University of Windsor to broaden opportunities for medical education have a significant regional impact for Southwestern Ontario.

The City of London has taken an active interest in Western for more than a century, supporting the University financially and providing vital infrastructure for our growth and development. Many of our faculty, staff, students, and alumni live in this community. We share in many events and occasions, including the Canada Summer Games in 2001, the Congress of the Humanities and Social Sciences in 2005, the University's 125th Anniversary and the City's 150th, the outreach provided by Continuing Studies in Galleria London, the University Research Park, and the Southwest Economic Assembly to be held in May 2006.

Western is an integral factor in London's realizing the aspirations articulated in the 2005 report of the Creative City Task Force. The report recognized the University as a tremendous cultural resource for London and this region, a magnet for educated, creative and innovative people, and a significant influence in promoting community diversity. As a medium-sized city with a major international university, London is ideally positioned to fulfill its dream to be a "creative city."

Our Commitments:

http://www.uwo.ca/pvp/strategic_plan/report/10.htm

2013-09-24

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File: Z-8229
Planner: B. Debbert

10. Western will maintain the beauty of its campus, protect the Regional Facilities designation of adjoining land, and be a good neighbour and strong partner in economic development in London. The University will:

10.1 - Draft a new Campus Master Plan by the end of 2006, which protects the beauty of the campus and continues the emphasis on Collegiate Gothic architecture. The South Valley site should include a signature building and a configuration that emphasizes the Thames River as a defining aspect of the University.

10.2 - Protect the "Regional Facilities" designation of properties in the areas adjoining the campus to ensure the availability of land for academic and Regional Facilities purposes long into the future.

10.3 - Retain the current Gibbons property under University ownership, keeping the 25 acres on the east side of the property as a nature reserve, accessible to students and faculty for teaching and research.

10.4 - Articulate strong University positions in support of the City of London Official Plan on applications for zoning changes in adjoining neighbourhoods.

10.5 - Increase our commitment to conservation and the environment, in areas such as land use, power consumption, recycling, and sustainability in general.

10.6 - Work collaboratively with the Affiliated University Colleges, Fanshawe and other Community Colleges, Robarts Research Institute, Lawson Research Institute, and other academic partners. We shall seek to capitalize on the unique opportunities that these partnerships provide in our joint pursuit of excellence in education and research.

10.7 - Work with local and regional organizations and companies to promote economic development in London and Southwestern Ontario.

10.8 - Capitalize on Western's ability to serve as a resource in the cultural, artistic, and social life of London and the region.

[previous section | back to top | next section]

Also from this web page:

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- 2. Enhancing the Undergraduate Student Experience**
- 3. The Graduate Student Experience and Graduate Expansion**
- 4. Building the Research-Intensive University**
- 5. Internationalization**
- 6. Faculty Recruitment and Retention**
- 7. Commitments to Staff and a Supportive Workplace**
- 8. Alumni Engagement**
- 9. Institutional Advancement**
- 10. Our Campus, Neighbourhood, and Community**
- 11. A Planning Process Designed to Promote Choice**
- 12. Public Investment and Accountability**
- Appendix 1: Strategic Planning Task Force**
- Appendix 2: Sources of Graphs and Data**

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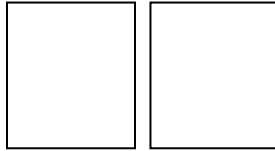
File: Z-8229
Planner: B. Debbert

Debbert, Barb

From: Jan Hardy [REDACTED]
Sent: Thursday, October 03, 2013 12:24 PM
To: Debbert, Barb
Subject: Objection re: 1836 Richmond Street

Follow Up Flag: Follow up
Flag Status: Flagged

I am voicing my objection to the requested change in the zoning of the above property. It is my understanding that this land was bequeathed with conditions. Those conditions were already amended once and I believe that this current request is a further erosion of that original intent. This should not be the case. This city is loosing sight of the nature of various of its neighbourhoods, wetlands and open areas. That is the reason so many of the smaller villages around it are becoming more appealing to long-standing city of London residents.



File: Z-8229
Planner: B. Debbert

Z-8229

CITY OF LONG BEACH
PLANNING DIVISION

OCT - 1 2013

FROM: ESSIE J. BACON	FILE NO. _____	
SENT: OCT 1st 2013	REFERRED TO _____	
TO: BARB. DEBBERT	SUBSEQUENT	
Subject: File Z-8229-1836 Richmond St.	<input type="checkbox"/> FOR ACTION	<input type="checkbox"/> FILE
	<input type="checkbox"/> FOR INFO	<input type="checkbox"/> DIS
	<input type="checkbox"/> FOR ST.	<input type="checkbox"/> OT

Dear Mr. Debbert

I am writing to you on behalf of Mrs Essie Bacon a resident of 17-1890 Richmond St. Who was very upset to learn about the application for rezoning of 1836 Richmond St.

Essie who is 85 yrs old and has been a resident here for 6 yrs has spent many pleasurable hrs watching the deer & other animals who are seen right under her windows, Essie has also sat out on her back porch & listened to the birds & even the sounds of the frogs croaking at night

This sacred sanctuary down below her home, has been home to alot of different

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animals, and she and I would like to see it remain.

If you build homes & apt. there where all the animals going to go, they have no room ~~at~~ now because of all the building - will they be moved or just killed off in the name of progress

If this was an environmental study then you didn't take in to account that this environment is for the animals, birds & whatever other wildlife is there if the university would just clean it up, this sanctuary would be beautiful

For these reasons we are opposed to the rezoning of the maximum ecological buffer and oppose the rezoning of the minimum ecological area to open space

build elsewhere, leave god's creatures alone to live and survive in their home

--	--

File: Z-8229
Planner: B. Debbert

What the university should do is clean it up and put up barriers in an expanded area so the animals are free to run without getting hit by cars cause there is very little space for them improve conditions for the wildlife not build homes to wipe them out !!!

yours Truly
Mrs Essie Bacon
17-1890 Richmond St
London On.
N5X 4J1

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File: Z-8229
Planner: B. Debbert

Debbert, Barb

From: Victoria Digby [REDACTED]
Sent: Friday, October 04, 2013 11:55 AM
To: Debbert, Barb; Baechler, Joni
Subject: file Z-8229-1836 Richmond Street Rezoning Property Issue

Dear Ms. Debbert & The Honorable Ms. Baechler,
 Further to the other emails and notices regarding the rezoning of the UWO property referred to as 1836 Richmond Street. I just wanted to provide an update and an addendum to the messages that others before me have sent about the rezoning issue.

The property that is under discussion is a haven for wildlife – it is a natural sanctuary for so many animals. Over the last 5 days, here is what I have observed just from my own property (I can only imagine how many more animals live in this environment beyond my home). Over the last 5 days, I've observed:

- 9 wild turkeys – big bold and beautiful healthy species walking around the open space/ecological areas
- 4 deer – 2 large and 1 smaller babies
- 3 rabbits
- 2 frogs
- 1 turtle sunning himself on a log by the creek
- 3 peregrine falcons/1 hawk
- 1 owl hooting
- 1 skunk (thank goodness only 1!!)
- Numerous gorgeous woodpeckers/bluejays/yellow finch/cardinals

Over the last year – we have watched 2 red foxes run across our lawn and down into the open space/eco area to hunt for the turkey. We have photo's of 20 deer with wild turkeys among them this past February who were conjugated behind our house in the open space/eco area just resting, walking or eating. We heard a coyote howling in the middle of the night last week when there was a full moon – and I have witnessed one walking in our backyard several months ago. There are eagles often sighted flying from large tree to large tree. Of course, I'm not even mentioning the other common city animals like squirrels, robins, racoons, turkey vulchers, etc. who make their home there.

It is a sanctuary – It is special. It is to be preserved and appreciated. If UWO wanted to open it up to its biology students then that would be very wise, it is a working lab of wildlife! But to convert it to parking lots, housing and cement is wrong. . .please champion this space in London north.

Thank you for listening.

Victoria Digby
 1890 Richmond Street – Unit #16
 [REDACTED]

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File: Z-8229
Planner: B. Debbert

To: Barb Debbert

City of London Planning Commission

Re: Notice of application to amend the zoning by-law Z-1

University of Western Ontario, 1836 Richmond St

October 4, 2013

Dear Ms. Debbert

ZONING DIVISION
 OCT - 8 2013
 FILE NO. Z-8229
 REFERRED TO:
 SUBSEQUENT REFERENCE
 FOR ACTION
 FOR INFORMATION
 FOR RECORD
 FILE
 FILE
 OTHER

The London Middlesex Condominium Corporation #617 is located at 124 North Centre Road, and is known as Woodland Trails. A significant portion of our property borders on the lands under question. Having had the opportunity to review the proposed amendment, the Gibbons Lands Environmental Impact Study prepared by Natural Resource Solutions, the Land Use Planning Report prepared by Monteith Brown, and the Slope Stability Assessment prepared by exp Services Inc., we would like to make several observations concerning the proposed by-law amendment.

We are not opposed in principle to the responsible development of multi-unit residential housing on the western portion of the Gibbons Lands. Those of us in Woodland Trails enjoy the proximity of the adjacent Urban Reserve, (Provincial Sensitive Wetlands-PSW and Environmentally Sensitive Area- ESA,) and would not want to deny others the opportunity to enjoy it as well.

Having said this, we feel that it is of utmost importance to protect and preserve this area. The Natural Resource Solutions report makes several recommendations to ensure the preservation of the area and we endorse those recommendations made in Section 12 of the report. The area designated as the Maximum Buffer Zone does give rise to some concern, as it is not definitive, and depends on the eventual plans of the development. Ideally, this Maximum buffer zone should be zoned OS5, the same as the Minimum Buffer Zone, and should be preserved from any form of development. Failing that, we request a public site plan meeting and process that would allow us to review the Environmental impact study required for development within the Maximum Buffer and offer our perspective on any other aspect of a proposed site plan.

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We support the Zoning Amendment to expand the ESA boundary to include the Minimum Buffer Zone, and the Rezoning of the ESA to OS5.

We have a major interest in the management of the storm water and drainage of the development area. Our community is located on the lower banks of the Masonville Creek and could be vulnerable to flooding if untoward alterations were made to the current drainage pattern. We believe that storm water and drainage in any future development west of the Buffer Zone should drain westward. We ask to be part of the consultation process, as the plans for this area go forward.

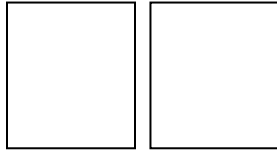
Respectfully submitted,

Blair Pierce, Unit 62
Secretary, Board of Directors, Woodland Trails (LMCC #617)

Peter Askey, Unit 7
President, Board of Directors, Woodland Trails (LMCC #617)

Tobias Bourdeau, Unit 22
Treasurer, Board of Directors, Woodland Trails (LMCC#617)

Unit #49. Past President
Marianne Mauriotte.
ANN ARNOLD Unit #16
Helen MARTIN
Unit # 2
Lynne + Robert Baker
Unit # 68
Pat Smith
Unit # 21
Michael Spence
Unit #19
Cara Bourdeau #22



Janne
Barrie TORWE
UNIT # 47

Bob Beech
Bob Beech
Unit # 38

Frank Bunny
Frank Bunny
Unit # 18

Maie Paterson
Maie Paterson
Unit 66

Susan Carrothers
Susan Carrothers
Unit 32

Millie Cutsey
MILLIE CUTSEY
Unit 34

Unit 60
ROBERT FINNES
Rudine

Rezoning Application

Yvonne Heyerman
YVONNE HEYERMAN
Unit 36

Walter Parker
Walter Parker
UNIT # 64

David Laidler
DAVID LAIDLER
UNIT # 45

René Rogmans
RENE ROGMAN'S
UNIT # 44

Arlene Munn-Mace
Arlene Munn-Mace.
Unit # 40.

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File: Z-8229
Planner: B. Debbert

Debbert, Barb

From: jm davidson [REDACTED]
Sent: Monday, October 07, 2013 12:48 PM
To: Debbert, Barb
Subject: File Z-8229-1836 Richmond St MSCC582

Dear Ms. Debbert

As residents of 1890 Richmond St. we received a copy of the application to amend the zoning bylaw for 1836 Richmond Street.

We support the letter recently sent to you by our Board of Directors outlining the reasons why we are strongly opposed to this change.

We say no to this amendment.

Yours truly,

Judy and Maurice Davidson
FoxboroughChase
34-1890 Richmond St.
[REDACTED]

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File: Z-8229
 Planner: B. Debbert

Debbert, Barb

From: GARY PLOMSKE [REDACTED]
Sent: Tuesday, October 08, 2013 9:19 AM
To: Debbert, Barb
Cc: Baechler, Joni
Subject: 1836 Richmond Zoning Amendment

Dear Ms Debbert

We are writing this letter in response to the application to amend the zoning bylaw for 1836 Richmond St. As residents of 1890 Richmond St., we are strongly opposed to this change.

While the proposed zoning change purports to protect the adjacent Arva Moraine Provincially Significant Wetland (PSW) and Environmentally Significant Area (ESA), it also opens up the use of the minimum and maximum ecological buffers in the calculations, to permit a higher than medium density development in an area that was previously designated as medium density.

The proposed 0.0 rear yard setback allows all of these dwellings to border directly onto greenspace that is home to a variety of wildlife in an area that is filled with all types of mature trees, plants and a natural bog. The maximum ecological buffer would become home to cluster townhouses and stacked townhouses, 4 storey apartment buildings and so on. Directly to the north of the university property, we are a one-storey development of 48 single family homes on 4.735 hectares with a density of 10 units per hectare. To the north and east of our development are also single family homes. How does this compare to what is being proposed? Well, the proposal is a maximum density of 75 units per hectare. Of course, the calculations are based **on all the land in the buffer zones**. The Maximum Ecological Buffer zone will be developed with a similar density of 75 uph leaving the Minimum Ecological Buffer Zone as Open Space where likely all the storm/drainage and stormwater servicing will be located.

So, in the end, the greenspace will look radically different. Likely we will lose a lot of mature trees and no doubt, the wildlife that call this area home. If this amendment goes through, another greenspace/wetland in London will disappear and another development in the Richmond corridor will squeeze the wildlife out of co-existence.

With all the farmlands that were acquired by the City of London in order to provide for expansion/development needed for growth in the north end of the city, you would think that the University Property would be preserved by the city as a unique area and that the city would not see it as yet another area for development.

Not too long ago, there was a request from a developer to re-zone a land parcel that was adjacent to the Pine Ridge/Debbie Lane area on the other side of this greenspace. This zoning amendment was turned down by the City. In the matter before you now, don't allow this zoning amendment to go through. We ask the city to make the right decision and preserve the greenspace/wetlands in "The Forest City" .

Gary and Susan Plomske
 37-1890 Richmond St.
 London, Ontario

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File: Z-8229
Planner: B. Debbert

Debbert, Barb

From: [REDACTED]
Sent: Tuesday, October 08, 2013 1:57 PM
To: Debbert, Barb
Subject: proposed zoning changes at 1836 Richmond St.

Dear Ms. Debbert

I am writing this letter to respond to the application to change the zoning bylaw for 1836 Richmond St. As residents of 1890 Richmond St. whose home backs onto the university property, we are strongly opposed to these changes.

While the proposed zoning change purports to protect the adjacent Arva Moraine Provincially Significant Wetland (PSW) and Environmentally Significant Area (ESA) it also opens up the use of the minimum and maximum ecological buffers in the calculations to permit a higher than medium density development in an area that was previously designated as medium density.

The proposed 0.0 rear yard setback allows all of these dwellings to border directly onto greenspace that is home to a variety of wildlife in an area that is filled with all types of mature trees, plants and a natural bog. The maximum ecological buffer would become home to cluster townhouses and stacked townhouses, 4 story apartment buildings and so on.

Directly to the north of the university property, we are a one story development of 48 single family homes on 4.735 hectares with a density of 10 units per hectare. To the north and east of our development are also single family homes. How does this compare to what is being proposed? Well, the proposal is a maximum density of 75 units per hectare. The calculations are based on all the land in the buffer zones. The Maximum Ecological Buffer Zone will be developed with a similar density of 75 uph leaving the Minimum Ecological Buffer Zone as Open Space where likely all the storm/drainage and stormwater servicing will be located.

So, in the end, the greenspace will look radically different. Likely we will lose a lot of mature trees and no doubt, the wildlife that call this area home. If this amendment goes through, another greenspace/wetland will disappear and another development in the Richmond corridor will squeeze the wildlife out of co-existence.

With all the farmlands that were acquired by the City of London in order to provide for growth in the north end of the city, you would think that the University Property would be preserved by the city as a unique area and the city would not see it as yet another area for development.

Not long ago, there was a request from a developer to rezone land that was adjacent to the Pine Ridge/Debbie Lane area on the other side of this greenspace. This zoning amendment was turned down by the city.

In the matter before you now, please don't allow this zoning amendment to go through. We ask the city to make the right decision and preserve the greenspace/wetlands in the "Forest City".

Say no to this amendment.

Yours truly,

Don Morphy 14-1890 Richmond St. London On. N5X 4J1

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File: Z-8229
Planner: B. Debbert

Debbert, Barb

From: Kim Taylor [redacted]
Sent: Tuesday, October 08, 2013 9:23 PM
To: Debbert, Barb
Subject: Z-8229

Our biggest concern with this zoning change, based on the location map, is the apparent loss of uncultivated green space and potential impact this will have on the wetlands which supports a considerable variety of wild life. Nor would we want to see the removal of too many trees. We feel both the trees and wetlands are integral to the community and add to its liveability.

Kim and Herta Taylor
27-124 North Centre Rd
London ON N5X 4R3
[redacted]

Sent from my iPad


Debbert, Barb

From: Maureen Zunti [redacted]
Sent: Thursday, October 10, 2013 2:18 PM
To: Debbert, Barb
Cc: Phil Masschelein
Subject: ZBA - City File No. Z-8229

Good afternoon Barb – we received a notice of application for 1836 Richmond Street to change the current UR2 zone to a range of residential and open space zones. Please be advised that we support the proposed zoning as it would contribute to efficient, cost effective development in this area and adequately protect natural heritage features that exist.

Maureen Zunti

Maureen Zunti, MCIP, RPP | Project Manager, Neighbourhood Developments | Sifton Properties Limited | T.519.434.3622 x238
The contents of this communication, including any attachments, are confidential. If you are not the intended recipient, please notify the sender and delete this communication without reading it or retaining a copy of it.

 Please consider the environment before printing this email.

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File: Z-8229
Planner: B. Debbert

Debbert, Barb

From: Jack [REDACTED]
Sent: Thursday, November 28, 2013 9:32 AM
To: Debbert, Barb
Subject: File Z-8229 - 1836 Richmond St.

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Barb,

I hope this note finds you well.

Could you please advise on where the subject file is at?

Thank you in advance for your assistance in this matter.

Best regards,

Jack Malkin

Explorer

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File: Z-8229
Planner: B. Debbert

Bibliography of Information and Materials
Z-8229

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Jay McGuffin, Monteith Brown Planning Consultants, August 2, 2013.

Monteith Brown Planning Consultants. Land Use Planning and Justification Report, 1836 Richmond Street North, London ON, July 2013.

Natural Resource Solutions Inc. Gibbons Lands Environmental Impact Study, London Ontario, February 2013.

exp Services Inc. University of Western Ontario Slope Assessment – 1836 Richmond Street, May, 2012.

Monteith Brown Planning Consultants. Proposed Zone Boundaries Map, August 26, 2013.

City of London. Record of Pre-application Consultation, October 17, 2012.

McGuffin, Jay. E-mail to B. Debbert, August 27, 2013.

Natural Resource Solutions Inc. Response to UTRCA Comments on Gibbons Lands EIS, November 27, 2013.

Natural Resource Solutions Inc. Response to December 10, 2013 UTRCA Comments on Gibbons Lands EIS, December 13, 2013.

Natural Resource Solutions Inc. Response to December 18, 2013 OMNR Comments on Gibbons Lands EIS, January 20, 2014.

Reference Documents:

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

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

Ontario. Ministry of Tourism, Culture and Sport. *Ontario Heritage Act, R.S.O. 1990, CHAPTER O.18*, as amended

City of London. *Inventory of Heritage Resources*, 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.

City of London. *Guideline Documents for Environmentally Significant Areas Identification, Evaluation and Boundary Delineation*, July 31, 1997.

City of London. *Guideline Document for the Determination of Ecological Buffers and Development Setbacks*, April 20, 2004.

City of London. *Report to Built and Natural Environment Committee re: 1836, 1890 Richmond Street, 27 Northcrest Drive and 34 – 35 Debbie Lane*, January 31, 2011.

City of London. *Uplands Community Plan*, December 15, 1998.

Correspondence: (all located in City of London File No. Z-8229 unless otherwise stated)

Correspondence with Monteith Brown

Walton, K., NRSI. e-mail to J. McGuffin, November 7, 2013.

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File: Z-8229
Planner: B. Debbert

Lord, I., WierFoulds LLP. Memo to J. McGuffin, December 6, 2013.

McGuffin, J., Monteith Brown Planning Consultants. Memo to B. Debbert, January 7, 2014.
 Attachments: I. Lord memo December 6, 2013; Section extract from the *Ontario Heritage Act*, NRSI memo December 13, 2013; Purchase and Sale document between Alan Osler Gibbons and the University of Western Ontario, May 2, 1961.

Departmental and Agency Comments:

Rowland, S., City of London Forestry. E-mail to B. Debbert, September 18, 2013.

Dalrymple, D., London Hydro. Memo to B. Debbert, September 23, 2013.

Bergsma, B., Environmental and Parks Planning. Memo to B. Debbert, September 20, 2013.

Raffoul, L., Bell Canada. Letter to B. Debbert, October 1, 2013.

Creighton, C., Upper Thames River Conservation Authority. Letter to B. Debbert, October 21, 2013.

Lysynski, H. Secretary Environmental and Ecological Planning Advisory Committee. Letter to B. Debbert, October 23, 2013.

Lysynski, H. Secretary Environmental and Ecological Planning Advisory Committee. Letter to B. Debbert, November 6, 2013.

Lysynski, H. Secretary Transportation Advisory Committee. Letter to B. Debbert, November 6, 2013.

Abushehada, I. Development Services. Memo to B. Debbert, November 6, 2013.

Page, B. Environmental and Parks Planning. E-mail to B. Debbert, November 20, 2013.

Page, B. Environmental and Parks Planning. E-mail to B. Debbert, November 21, 2013.

Smolarek, J. Urban Design. Memo to B. Debbert, November 29, 2013.

Creighton, C., Upper Thames River Conservation Authority. Letter to B. Debbert, December 10, 2013.

McClure, K., Ontario Ministry of Municipal Affairs and Housing. E-mail to B. Debbert, December 18, 2013.

McClure, K., Ontario Ministry of Municipal Affairs and Housing. E-mail to B. Debbert, January 8, 2014.

Creighton, C., Upper Thames River Conservation Authority. Letter to B. Debbert, February 17, 2014.

McClure, K., Ontario Ministry of Municipal Affairs and Housing. E-mail to B. Debbert, February 20, 2014.

Other:

Site visits October 15, 2013, November 1, 2013 and November 13, 2013.

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File: Z-8229
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Appendix "A"

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 1836 Richmond Street.

WHEREAS Western University has applied to rezone an area of land located at 1836 Richmond Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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

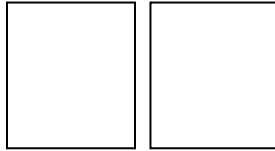
- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1836 Richmond Street, as shown on the attached map comprising part of Key Map No. A102, from an Urban Reserve (UR2) Zone to a Holding Residential R5/Residential R7/Residential R8 Special Provision (h-4•h-5•h-18•h-54•h-55•h-79•h-89•R5-7(*)/R7(*)/R8-4(*) Zone, an Open Space Special Provision (OS5(**)) Zone, an Open Space Special Provision (OS5(**)) Zone and an Urban Reserve Special Provision (UR2(*) Zone

- 2) Section Number 9.4 of the Residential R5 (R5-7) Zone is amended by adding the following Special Provision:
 -) R5-7(*) 1836 Richmond Street
 - a) Additional Permitted Uses
 - i) Commercial recreation establishments in existing buildings;
 - ii) Day care centres in existing buildings
 - iii) Dwellings in existing buildings;
 - iv) Offices in existing buildings;
 - v) Places of worship in existing buildings;
 - vi) Studios in existing buildings;
 - vii) University school related functions in existing buildings.

 - b) Regulations
 - i) Front Yard Depth 0.0 metres (0.0 feet)
(Minimum)

 - ii) The maximum density calculation shall be based on a total lot area of 5.6 hectares (13.84 acres), which includes lands in the adjacent ecological buffer.

- 3) Section Number 11.4 of the Residential R7 (R7) Zone is amended by adding the following Special Provision:
 -) R7(*) 1836 Richmond Street
 - a) Additional Permitted Uses
 - i) Commercial recreation establishments in existing buildings;
 - ii) Day care centres in existing buildings;
 - iii) Dwellings in existing buildings;
 - iv) Offices in existing buildings;



- v) Places of worship in existing buildings;
 - vi) Studios in existing buildings;
 - vii) University school related functions in existing buildings.
- b) Regulations
- i) Front Yard Depth 0.0 metres (0.0 feet)
(Minimum)
 - ii) Height 13.0 metres (42.65 feet)
(Maximum)
 - iii) Density 75 units per hectare
(Maximum) (30.36 units per acre)
 - iv) The maximum density calculation shall be based on a total lot area of 5.6 hectares (13.84 acres), which includes lands in the adjacent ecological buffer.
- 4) Section Number 12.4 of the Residential R8 (R8-4) Zone is amended by adding the following Special Provision:
-) R8-4(*) 1836 Richmond Street
- a) Additional Permitted Uses
- i) Commercial recreation establishments in existing buildings;
 - ii) Day care centres in existing buildings;
 - iii) Dwellings in existing buildings;
 - iv) Offices in existing buildings;
 - v) Places of worship in existing buildings;
 - vi) Studios in existing buildings;
 - vii) University school related functions in existing buildings.
- b) Regulations
- i) Front Yard Depth 0.0 metres (0.0 feet)
(Minimum)
 - ii) The maximum density calculation shall be based on a total lot area of 5.6 hectares (13.84 acres), which includes lands in the adjacent ecological buffer.
- 5) Section Number 36.4 of the Open Space (OS5) Zone is amended by adding the following Special Provision:
-) OS5(*) 1836 Richmond Street
- a) Permitted Uses
- i) Ecological buffer;
 - ii) Existing uses;
 - iii) Commercial recreation establishments in existing buildings;
 - iv) Day care centres in existing buildings;
 - v) Dwellings in existing buildings;
 - vi) Offices in existing buildings;
 - vii) Places of worship in existing buildings;
 - viii) Studios in existing buildings;
 - ix) University school related functions in existing buildings.
- b) Regulations
- i) No minimum lot frontage requirement.
 - ii) No minimum lot area requirement.

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- iii) Surface parking to meet parking requirements, and accessory uses, shall be located on the adjacent lands at 1836 Richmond Street that are zoned for Residential development.

- 6) Section Number 36.4 of the Open Space (OS5) Zone is amended by adding the following Special Provision:
 -) OS5(**) 1836 Richmond Street
 - a) Regulations
 - i) No minimum lot frontage requirement.

- 7) Section Number 49.3 of the Urban Reserve (UR2) Zone is amended by adding the following Special Provision:
 -) UR2(*) 1836 Richmond Street
 - a) Permitted Uses
 - i) Existing driveways, parking and landscaping;
 - ii) Conservation lands;
 - iii) Managed woodlot;
 - iv) Passive recreation uses.
 - b) Regulations
 - i) No minimum lot frontage requirement.
 - ii) No minimum lot area requirement.
 - iii) The long term intent for these lands is that they be rezoned to apply Residential and/or Open Space Zones consistent with the zoning on the adjacent lands at 1836 Richmond Street, in order to delineate the development limit. This rezoning is to be applied for and evaluated based on the recommendations of a detailed Environmental Impact Study prepared to the satisfaction of the Managing Director, Planning and City Planner, based on a detailed development concept for the adjacent Residential lands.

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 Tuesday, April 15, 2014.

Joe Fontana
 Mayor

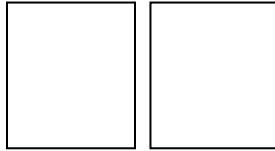
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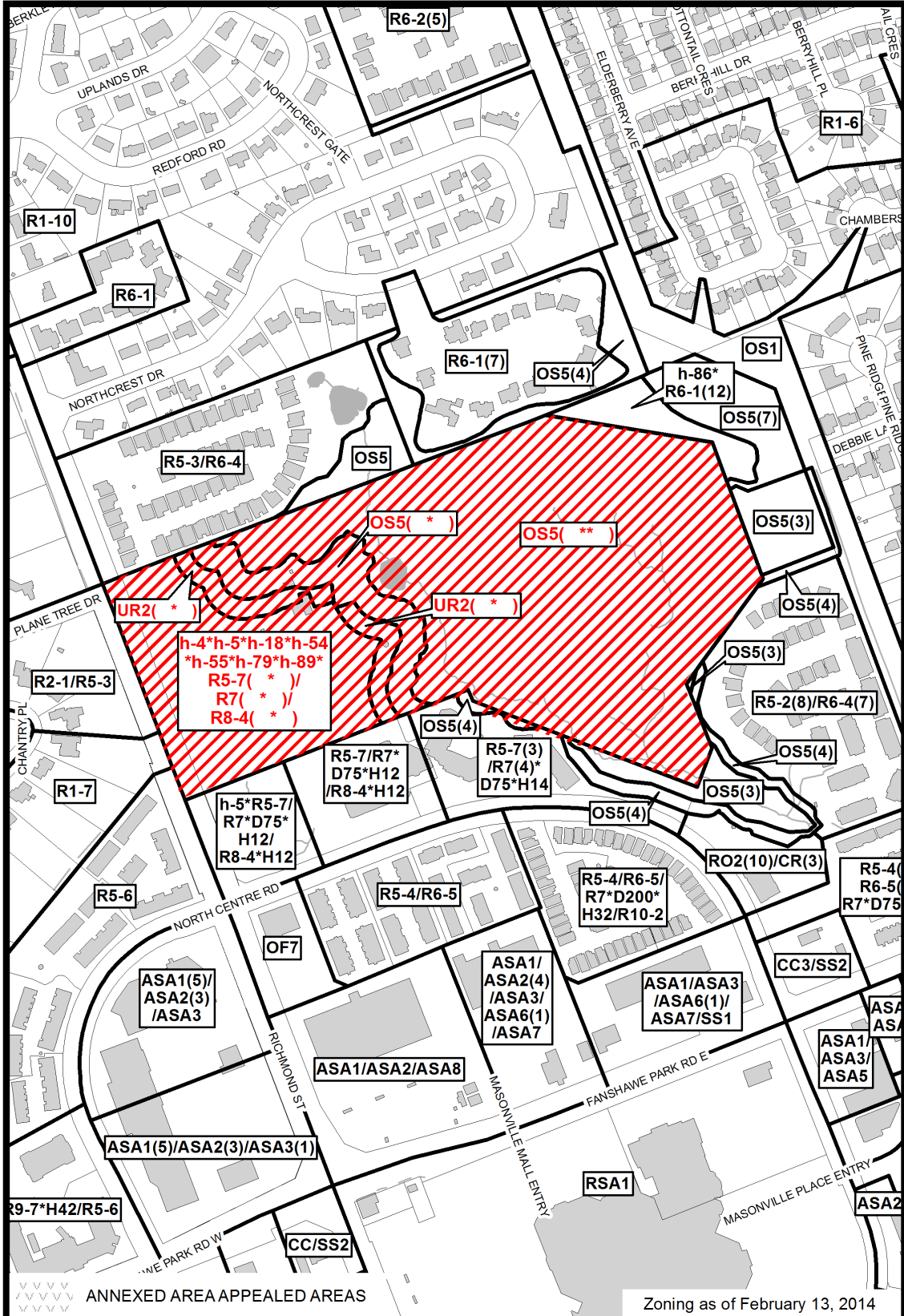
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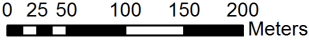

Catharine Saunders
City Clerk

First Reading - Tuesday, April 15, 2014
Second Reading – Tuesday, April 15, 2014
Third Reading - Tuesday, April 15, 2014



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



<p>File Number: Z-8229 Planner: BD Date Prepared: 2014/03/03 Technician: CK By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:5,000</p> <p>0 25 50 100 150 200 Meters </p> <p></p>
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Geodatabase