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File: Z-8332
Planner: Mike Davis

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: TRICAR DEVELOPMENTS INC. 96 RIDOUT STREET SOUTH PUBLIC PARTICIPATION MEETING ON JUNE 17, 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 Tricar Developments Inc. relating to the property located at 96 Ridout Street South:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 24, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Community Facility (CF3) Zone, **TO** a Residential R9 Bonus (R9-7•B()) Zone which will facilitate a development design that includes a 22-storey (72m tall) apartment building; with a 3-storey podium base accommodating eight apartment units and structured parking; with the Ridout street-facing facade designed to appear as "stacked townhouses"; and 183 residential units in the apartment tower from floors 4 to 22; which shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:
- A building design which, with minor variations at the discretion of the Managing Director, Planning and City Planner, matches the Site Plan, Roof Top Terrace Plan, and Elevation Drawings shown in Schedule "1" and attached to this report, and includes an architecturally differentiated base, middle and top:
 - With the base consisting of the portion of the façades between the ground floor and the top of the 3rd floor; positioned toward the front lot line along Ridout Street, generally in line with the established street wall; incorporating architectural detail which creates a prominence on the Ridout Street frontage; including apartment units which appear as "stacked townhouses" along the street-facing facade; with entrances to each "stacked townhouse" unit provided directly to the street; including architectural elements projecting above pedestrian entrances at street level; and above-grade structured parking which is screened with a variation in materials and colours; with specific architectural detail provided to pronounce the primary building entrance along the northern building facade to accentuate the entrance;
 - With the middle portion consisting of the portion of the façades between the top of the base and the top of the 20th floor; including two separate columns of glazed window-wall on both the north and south facades, and, one column on both the east and west facades; employing balcony design which creates articulation and variation in the facades; includes substantial tower step-backs at the 4th floor; with an outdoor terrace on the 4th floor which includes a combination of soft landscaping, passive amenity space, communal gardens, and vegetated green roofing;
 - With the top consisting of the portion of the façades above the top of the 20th floor; employing building step-backs on the 21st floor to provide for outdoor terraces; employing further step-backs above the 21st floor to articulate the top of the building; using window-wall columns to break up the visual massing of the facades; using attractive materials and architectural details to screen all

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mechanical elements located above the 22nd floor; using high-quality building materials and incorporating decorative lighting elements to create an aesthetically pleasing cap;

- Locating waste and recycling facilities within the proposed building screened from views of adjacent properties; and
- Providing barrier-free access to all floors (to the extent feasible to facilitate access and use);

(b) The Site Plan Approval Authority **BE REQUESTED** to consider the implementation of the design features recommended in part (a) above, through the Site Plan approval process as well as consider, where possible:

- i) ensuring that the Ridout Street entrance to the apartment tower is pronounced and appears as a primary entrance, including the provision of doors that appear to be front doors instead of patio doors;
- ii) allowing for the refinement to the design of the entrances/porch areas of the stacked townhouse units in order to achieve a more cohesive design approach;
- iii) allowing for the refinement to the design of the top or 'cap' of the building integrating the mechanical penthouse into an architectural feature that will add interest to the skyline;
- iv) the use of glazed accent windows to the unrelieved podium/parking garage elevations. This will provide relief and animation to the north, east and south façades; and
- v) the retention of the existing tree in front of the proposed townhouses.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of the requested Zoning By-law amendment is to allow for the development of a 22-storey (72m tall) apartment building, of a specific architectural design, which includes a podium base accommodating a combination of structured parking and eight apartment units, with the Ridout street-facing podium facades designed to appear as stacked townhouses. The proposed development will be facilitated through a site-specific bonus zone which will allow for an increased density of 322 units per hectare and a maximum height of 72 metres in return for such facilities, services and matters as prescribed by the regulations of the bonus zone and generally requires enhanced amenity features including soft landscaping, communal gardens and green roof technologies on the 4th floor terrace and an enhanced building design which includes an architecturally differentiated base, middle, and top. The recommended bonus zone includes special zoning regulations to allow for variances from the standard requirements for front and interior side yard setbacks, landscaped open space (at-grade), and lot coverage.

RATIONALE

- i) The recommended amendment is consistent with the policies of the Provincial Policy Statement (PPS), 2014, which promote, at appropriate locations, intensification, redevelopment and compact form in order to minimize land consumption and servicing costs and provide for a range of housing types and densities in order to meet projected requirements of current and future residents;

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- ii) The recommended amendment is supported by the objectives of the City of London Official Plan which encourage the development of Multi-Family, High Density Residential uses at locations which enhance the character and amenity of the residential neighbourhood and where arterial streets, public transit, shopping facilities, public open space, and recreational facilities are easily accessible; and where there are adequate municipal services to accommodate the development;
- iii) The recommended amendment is supported by the objectives of the City of London Official Plan which promote, in the design of Multi-Family, High Density Residential developments, sensitivity to the scale and character of the surrounding built environment;
- iv) Based on a review of the existing and proposed built form, massing and architectural treatments, it has been demonstrated that the proposed development is sensitive to, compatible with, and a good fit within the surrounding neighbourhood;
- v) The subject site is located within a large Multi-Family, High Density Residential designated area which includes a diversity of housing forms including mid-rise and high-rise apartment buildings which provide for transition from the proposed 22-storey apartment building to low-rise development situated at the periphery of the designation, thereby minimizing the effect of the proposed high-rise development;
- vi) The recommended amendment will allow for the proposed development, including the required increases to height and density, through a bonus zone which requires that the ultimate form of development be consistent (with minor variations at the discretion of the Managing Director, Planning and City Planner) with the Site Plan, Roof Top Terrace Plan and Elevation Drawings attached as Schedule "1" to this report and contains specific regulations for site and building design which must be secured in order to allow for the higher density development. Should the applicant fail to satisfy the provisions of the bonus zone, the increased height and density will not be permitted;
- vii) The recommended bonus zone provides for a maximum permitted height of 72 metres and a net density of 322 units per hectare in return for a series of design related matters which will result in a benefit to the general public through enhanced design and communal amenities which would be difficult to secure through the normal development process, or by way of the as-of-right zoning permissions granted in the base Residential R9 (R9-7) Zone on the subject lands; and
- viii) The recommended amendment will result in a development which incorporates architectural details and a built form which is sensitive to its heritage context, established both through proximity to designated structures and the site's location adjacent to the proposed Wortley Road-Old South Heritage Conservation District, and will ensure the heritage attributes of the detached dwellings located at 88 and 90 Ridout Street are conserved.

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BACKGROUND

Date Application Accepted: March 11, 2014	Agent: Stantec Consulting Ltd.
<p>REQUESTED ACTION: Change Zoning By-law Z.-1 FROM a Community Facility (CF3) Zone which permits a range of institutional and community service type land uses, TO a Residential R9 Special Provision Bonus Zone (R9-7()•B()) Zone which would permit apartment buildings, class 2 lodging houses, senior citizen apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities, with a bonus zone which would allow for a maximum height of 72 metres and a maximum density of 322 units per hectare in return for the construction of a specified building design which provides enhanced amenities and design features, and with special regulations to allow for variations from the standard requirements for various yard setbacks, grade level landscaped open space, and building coverage.</p>	

SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use - Vacant • Frontage – 52.3 metres • Depth – 121.9 metres • Area – 0.593 hectares • Shape – Irregular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - Duplex dwellings and twin 16-storey apartment buildings • South - 7-storey apartment buildings • East - Townhouse dwellings • West - Ridout Street and 9-storey apartment building

OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map on page 6)
<ul style="list-style-type: none"> • Multi-Family, High Density Residential (MFHDR)
EXISTING ZONING: (refer to Zoning Map on page 7)
<ul style="list-style-type: none"> • Community Facility (CF3) Zone

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Aerial Photo Location Map

File No.: Z-8332

MD

Date Prepared: 2014/05/06

CK

SCALE: 1:2,500

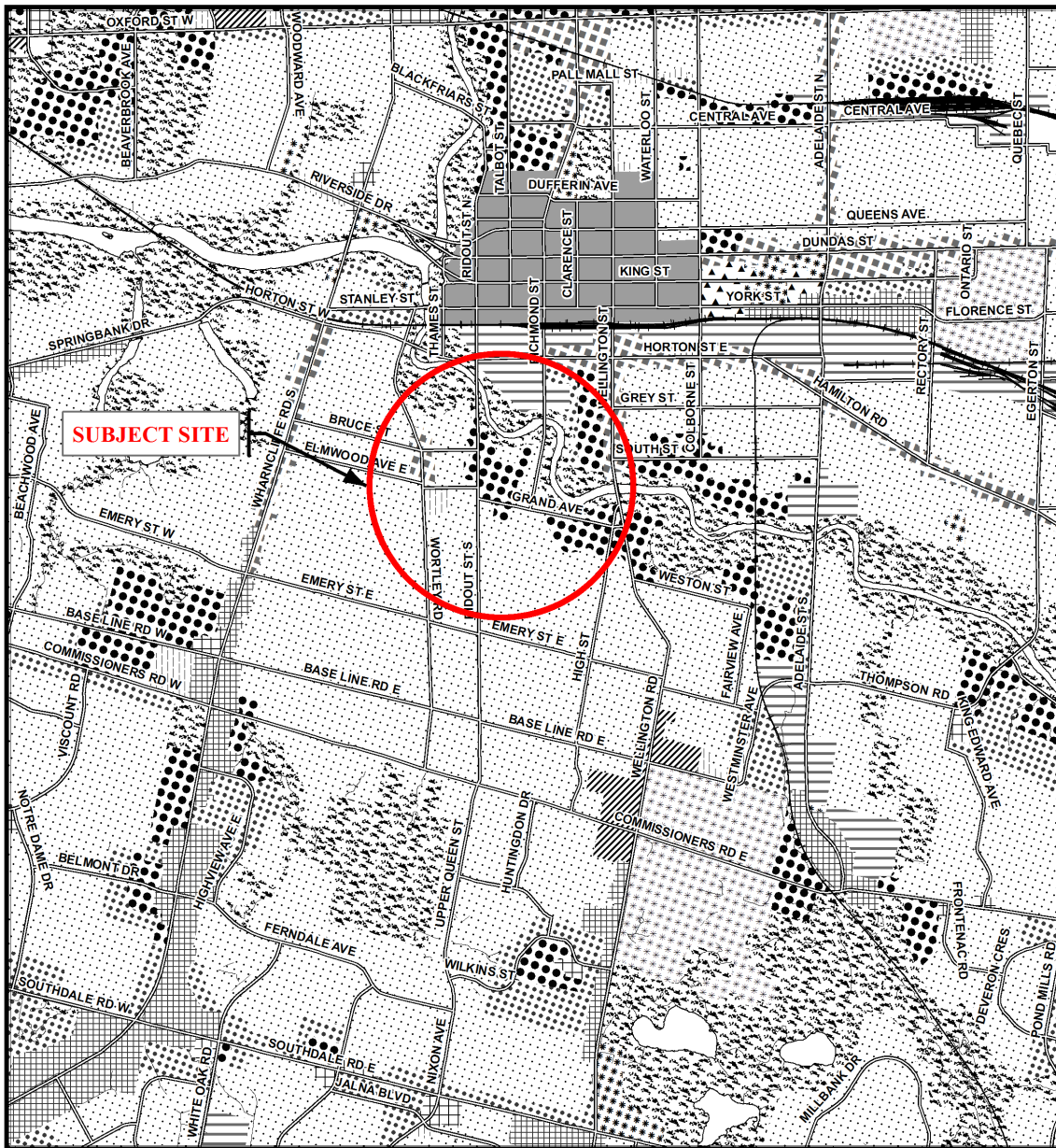


Prepared by : Graphics & Information Services, Planning Division, Corporation of the City of London
Photography based on April 2010 flight info.

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

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

<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	 Scale 1:30,000 0 125 250 500 750 1,000 1,250 1,500 Meters	<p>FILE NUMBER: Z-8332</p> <p>PLANNER: MD</p> <p>TECHNICIAN: CK</p> <p>DATE: 2014/05/06</p>
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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Wastewater and Drainage Engineering:

Wastewater and Drainage Division (WADE) has “No Objection” to this application.

Transportation Planning and Design:

Transportation Planning & Design staff have no comment regarding the change in land use for 96 Ridout St. Traffic issues including road widening dedication, access design and the need for a left turn lane on Ridout St will be discussed through site plan review process.

Stormwater Management:

The SWM Unit has no objections to the proposed above noted application. All necessary servicing and drainage requirements/ controls, SWM, etc. will be addressed at Site Plan approval. Let it be noted that the SWM Unit has provided comments on February 12, 2014 for the existing site plan consultation currently under review with Development Services. Any design changes due to the changes proposed in this application to the current site plan proposal, may require additional review and comments by the SWM Unit.

Urban Forestry:

Urban Forestry has no objections to the rezoning of this property with the condition that the tree management plan be submitted for review. Included in this should be all trees within 3m of the property line (they are included on the landscape plan) and tree protection for any neighbouring trees should include what steps will be taken to ensure the survival of these trees (which may include hand digging and root pruning within the drip line). Preferably there will be no excavation where possible within the drip line of neighbouring trees. Any City trees will require a tree protection plan done by an ISA certified arborist and any City tree removals will be done (if agreed upon) through the consensual removal process as per the Boulevard tree protection By-law. This was all discussed at site plan and the same recommendations were also made at the pre-consultation.

Urban Design:

Urban design staff has reviewed the proposed site plan for the above noted property and provide the following comments:

- 1. Ensure that the Ridout Street entrance into the apartment tower is pronounced and appears as a primary entrance;*
- 2. Further articulate the massing of the tower to ensure the building fits into the context of the surrounding area. The massing of the tower portion above the third floor (podium) should be redistributed. Explore opportunities to incorporate a point tower (up to 40m wide) as the 18 storey portion and include a secondary podium (up to 6 storeys) on the east and west ends of the point tower in order to ensure the scale of the building is not overwhelming within its context.*
- 3. Incorporate further articulation in the massing of the tower by including material and colour changes in order to break down the massing and add interest to the tower portion of the building.*
- 4. Refine the design of the entrances/porch areas of the stacked towers in order to achieve a more cohesive design approach;*
- 5. Further refine the design of the top or ‘cap’ of the building integrating the mechanical penthouse into an architectural feature for the building that will add visual interest to the skyline.*

Urban Design Peer Review Panel:

The Panel has the following observations and comments regarding the multi-family residential project proposed for 96 Ridout Street, London, ON as part of the application for Zoning Bylaw

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Amendment:

1. *The tower is too tall, is uncomfortably positioned relative to the townhomes, presents a poor residential address to the municipal street, and the aesthetic of the above grade parking structure is unresolved;*
2. *In view of the above:*
 - a. *Study the tower design to determine the optimal shape, location and height that will minimize the view, wind and shadow impacts that the tower will have on its immediate environs;*
 - b. *Confirm that the amount of permissible unprotected openings allowed under the OBC to both the podium/parking garage and residential tower do not negatively impact the elevations as rendered;*
 - c. *Consider the use of glazed accent windows to the unrelieved podium/parking garage elevations. This will provide relief and animation to the north, east and south façades; and*
 - d. *Accentuate the narrow strip which separates the eight (8) townhouses into two (2) groups of four (4) and serves as the pedestrian street entrance to the residential tower base by removing the cornice/roof and providing an entrance canopy at a lower level. Allow the tension that this narrow strip creates to remain.*
3. *Re-visit the overall design of the townhouse façades including material choices; and*
4. *Retain existing tree in front of townhouses as shown in Figure 2, page 3 of the urban design brief.*

Upper Thames River Conservation Authority:

The UTRCA has no objections to this application.

PUBLIC LIAISON:	On March 27, 2014, Notice of Application was sent to 87 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 March 27, 2014. A “Possible Land Use Change” sign was also posted on the site.	Eight (8) written replies were received at the time of writing this report.
<p>Nature of Liaison: The purpose and effect of this zoning change is to permit the development of a 22-storey (72m tall) apartment building with up to 234 residential dwelling units. Possible change to Zoning By-law Z.-1 FROM a Community Facility (CF3) Zone which permits a range of institutional and community service type land uses, TO a Residential R9 Special Provision (R9-7(_)) Zone to permit apartment buildings, class 2 lodging houses, senior citizen apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities up to a maximum height of 72 metres and a maximum density of 395 units per hectare with special regulations to allow for a range of reduced yard setbacks, reduced landscaped open space requirements and greater building coverage. The City may consider the proposed height and density increases through “bonus zoning” in return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan.</p> <p>This application is considered to be residential intensification under the policies of the City’s Official Plan. While a public site plan meeting is not required for this application, site plan matters, including those matters set out in the intensification policies of the Official Plan, will be considered as part of the staff review of this application. By way of this letter, we are also asking for your input and comments regarding this proposal. The matters that you might want to consider include fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the building on the site. These policies are found in Section 3.2.3.5 of the Official Plan, and may be viewed online at www.london.ca. A copy of the conceptual site plan, exterior elevations and 3D visual renderings of the proposed</p>		

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development are available to the public for inspection at the Planning Division, 206 Dundas Street, London, ON, Monday to Friday, 8:30a.m.-4:30p.m.	
Response Summary:	
Support	Concern
<ul style="list-style-type: none"> • The intensification with the apartment buildings is welcome and will provide additional traffic and business for Wortley Village. • Garden Plots on 4th floor terrace are commended. • Exterior design features such as façade details, variation of materials and colours and townhouse podium design with individual entrances to the street are welcome. 	<ul style="list-style-type: none"> • 22 storeys is considerably higher than anything else in the area. • An apartment building that was of a similar size to surrounding units (10-15 floors) would be more congruent with the neighbourhood. • Concerns with increased traffic congestion on Ridout Street and safety impact on bike lanes. • Concern that the increase will create further pressure on neighborhood parking if the occupants are driving to businesses in the village. • There are many properties in the area that have vacancies for rentals. How will creating 234 units help the rest of the community prosper and maintain the character, citizenry and charm that is Old South when there are so many new units being added to the market? • The proposed lot coverage is significantly in excess of standard zoning requirements.

ANALYSIS

Site Description:

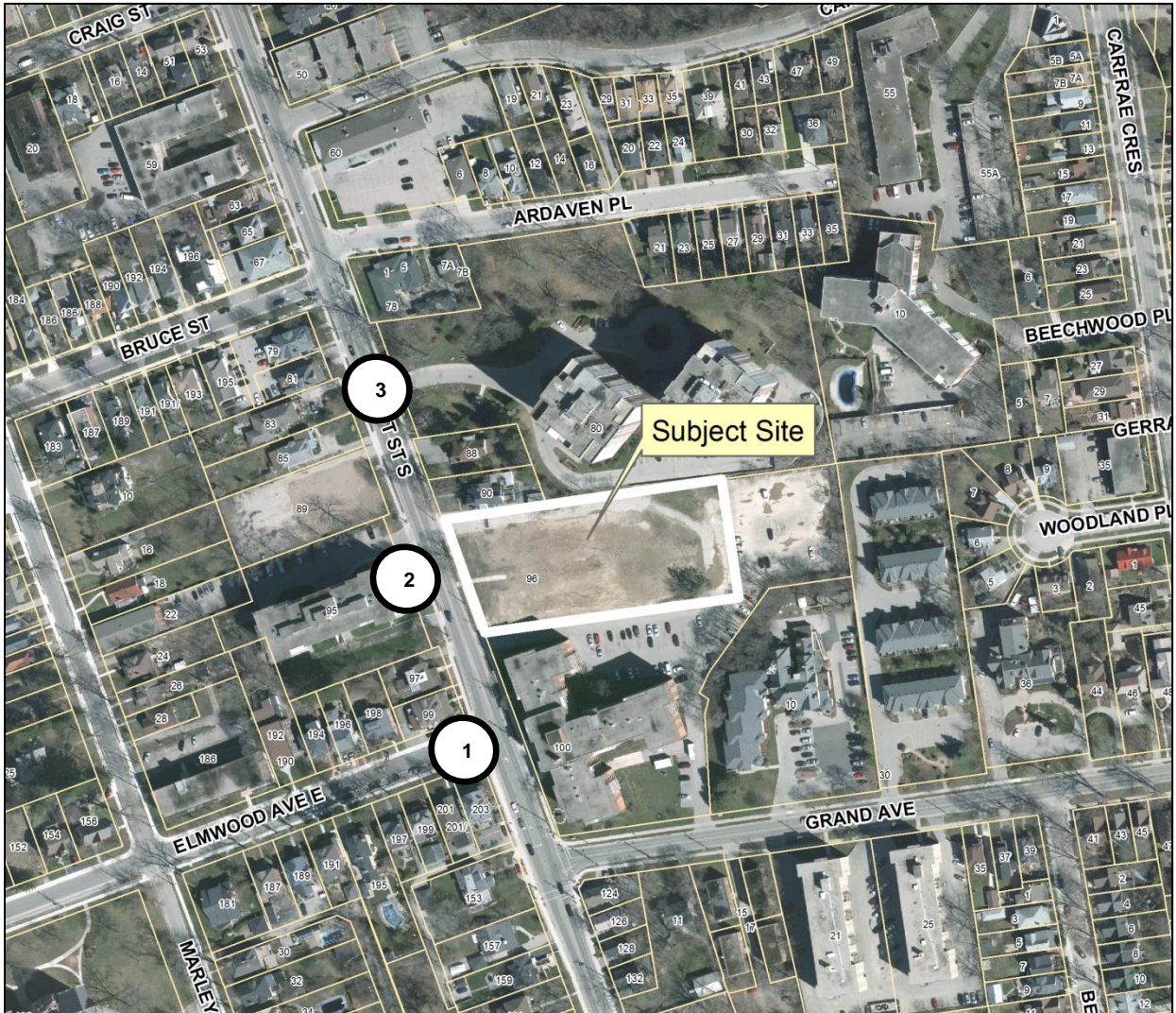
The subject property is municipally known as 96 Ridout Street South and is located on the east side of Ridout Street, approximately 100 metres north of the intersection of Ridout Street and Grand Avenue (see location map below). The site is situated within the City’s “Old South” Neighbourhood, approximately 400 metres south of the juncture of the Thames River and Ridout Street, and 1km south of Downtown. The site is the location of the former Trafalgar Terrace Retirement Home. This 2-storey structure which was demolished in 2012 and the site has remained vacant since that time.

The subject property is rectangular in shape and includes approximately 52 metres of frontage along Ridout Street South, spans a depth of approximately 120 metres and includes 0.593 hectares (1.47 acres) of developable land. The lands are surrounded by a mix of housing forms including twin 16-storey apartment buildings (Gartshore Towers) to the north, a 7-storey apartment building to the south, a 9-storey apartment building to the west and a mix of townhouses and attached dwellings to the east. Also of note, two detached dwellings located directly north of the subject property on the properties known as 88 and 90 Ridout Street South are designated under Part IV of the Ontario Heritage Act.

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Figure 1: Site Location – Aerial View



Note: Location of numbered icons corresponds to vantage point of street level views below.

Street View: Looking north toward site at Ridout St. & Elmwood Ave E.



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Street View: Looking east from front of site (96 Ridout St. South).

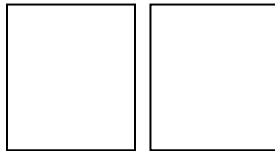


Street View: Looking southeast toward site from entrance to "Gartshore Towers".



Nature of Application:

The applicant has applied to change the zoning of the subject property from a Community Facility (CF3) Zone which remains from the former Retirement Home use, to a Residential R9 Bonus (R9-7•B(_)) Zone which would permit the development of apartment buildings with a bonus zone to allow for a maximum height of 72 metres and a maximum density of 322 units per hectare in return for such facilities, services and matters as prescribed by the regulations of the bonus zone and generally requires such features as enhanced amenity and design including the provision of soft landscaping, communal gardens and green roof technologies on the 4th floor terrace and an enhanced building design which includes an architecturally differentiated base, middle, and top. The recommended bonus zone also includes a range of special zoning provisions to allow for variances from the standard provisions of the Residential R9 (R9-7)



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Zone. These special zoning provisions include reduced front and interior side yard setbacks, reduced grade-level landscaped open space, and increased building coverage.

The proposed zoning changes, as described above, are intended to allow for the development of a 22-storey residential apartment building of a specified design; with a podium base accommodating a combination of structured parking and eight apartment units, and with the street facing podium facades designed to appear as stacked townhouses. A visual overview of the proposed form of development, as described above, is provided in the Site Plan, Elevation Drawings and Illustrations (Figure 3(a-d) *Revised Plans*) below.

Original Development Concept (March 11, 2014):

Through the agency and public circulation process as well as Planning Staff’s preliminary review and analysis of the application, a number of comments were received and solicited based on a development concept which has since been modified in an attempt to address those concerns. In order to provide the context for Council in considering efforts made by the applicant to address agency/public concerns, an overview of the original development concept has been provided below. The original submission from Tricar Developments Inc. contemplated a 22-storey residential apartment building with 234 residential units. The original submission is detailed in the Site Plan, Elevation Drawings and Illustrations (Figure 2(a-c)) below.

Figure 2(a): Original Site Plan

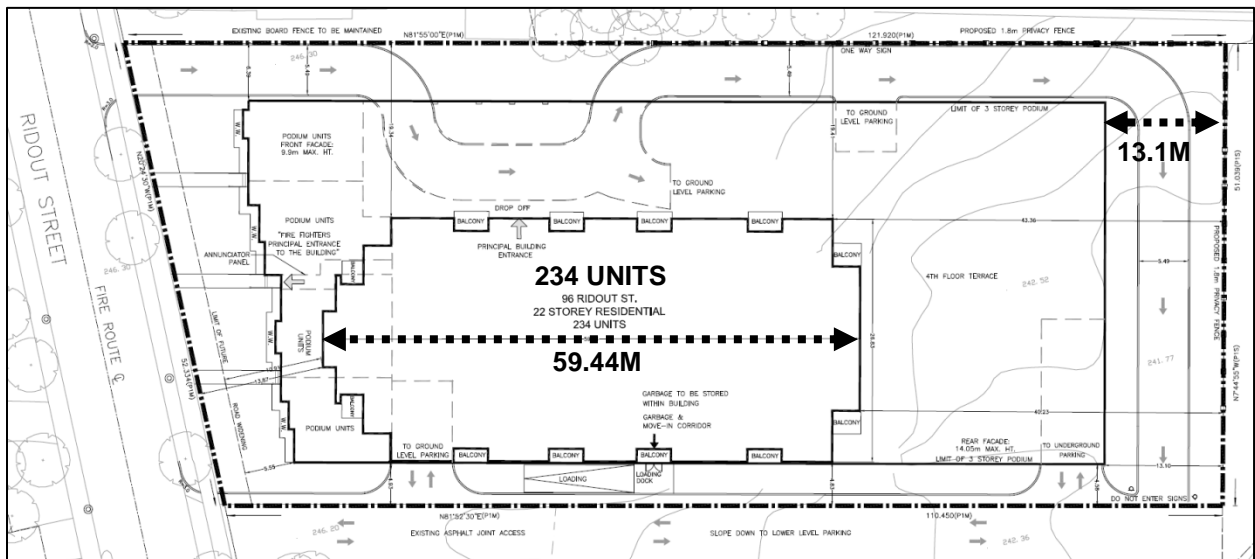


Figure 2(b): Original North Elevation



Figure 2(c): Original South Elevation

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Revised Development Concept (May 23, 2014):

In light of the comments and concerns received through the agency and public circulation process by Urban Design Staff, the Urban Design Peer review Panel and members of the Community, on May 23, 2014, Tricar Developments Inc. submitted revised concept drawings which included a new building design.

Highlights of the new design:

- i. A reduction to the proposed tower floor-plate by reducing the depth of the tower portion of the building from 59.44 metres to 52.88 metres – this serves to reduce the visual massing of the proposed tower, allowing for a more slender profile which is more sensitive to surrounding development, is less imposing in term of its impact on the skyline, and assists in integrating the increased height in a more harmonious manner;
- ii. A reduction in the number of residential units from 234 to 191. The elimination of 43 residential units serves to mitigate concerns regarding the intensity of the proposed use including traffic; and
- iii. A reduction in the overall lot coverage of the building by reducing the depth of the 3-storey podium. The reduced density of residential units requires less parking which, in turn, has decreased the coverage of the building and provided additional opportunity for open space along the rear lot line to provide further separation from adjacent development.

Figure 3(a): Revised Site Plan

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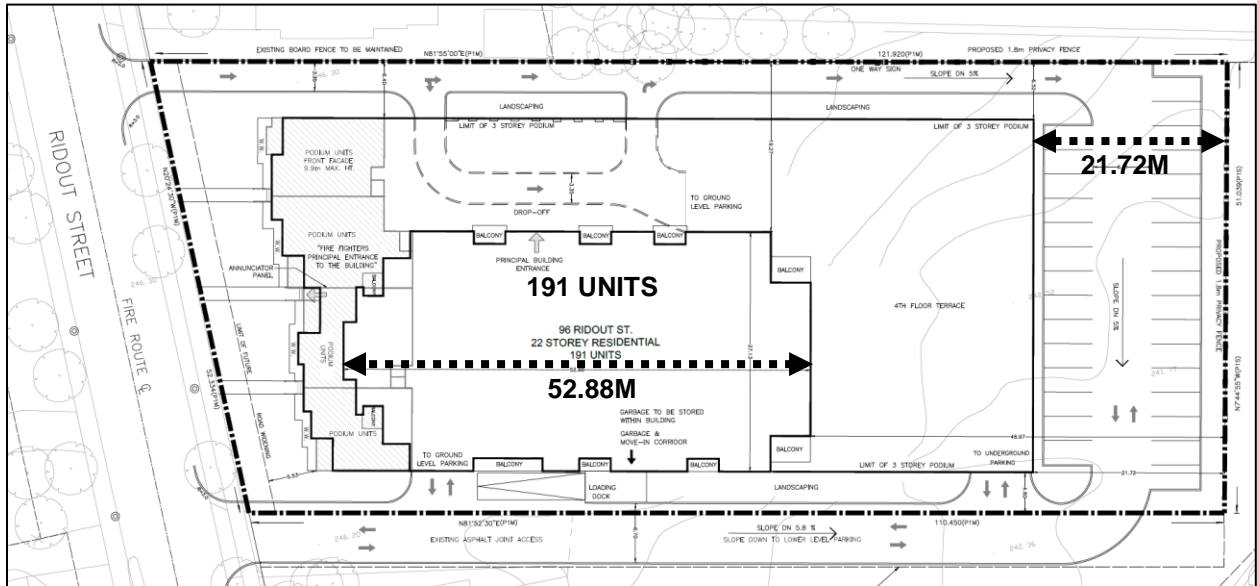


Figure 3(b): Revised North Elevations



Figure 3(c): Revised South Elevations

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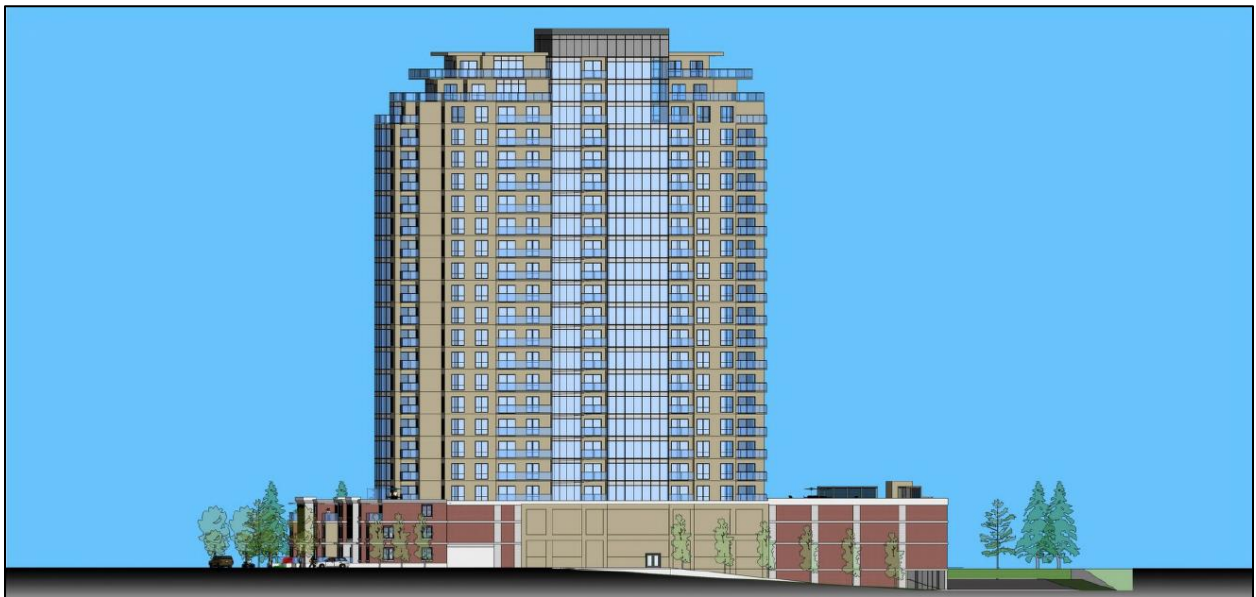


Figure 3(d): Revised West Elevations



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Provincial Policy Statement, 2014:

The *Provincial Policy Statement, 2014 (PPS)* provides policy direction on matters of provincial interest related to land use planning and development outlined in Section 2 of the *Planning Act*. The objectives of the PPS pertain to three major policy areas including 1.0 – Building Strong and Healthy Communities, 2.0 – Wise Use and Management of Resources, and 3.0 – Protecting Public Health and Safety. Section 3 of the *Planning Act* requires that decisions of any authority affecting planning matters “shall be consistent” with the PPS. As it relates to this application, the PPS provides the following direction:

Section 1.1 of the PPS promotes healthy, liveable and safe communities, in part, by, “*promoting efficient development and land use patterns which sustain the financial well-being of the...municipalit[y]*” and, “*promoting cost effective development standards to minimize land consumption and servicing cost*”. Further, Section 1.1.3.3 of the PPS directs municipalities to, “*identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account the existing building stock...and the availability of suitable existing or planned infrastructure...*”

The recommended Zoning By-law amendment will facilitate the redevelopment of a vacant, underutilized urban site to a 22-storey apartment building containing 191 residential units within an area designated for high-density residential uses. The proposed redevelopment will increase the utilization and efficiency of existing hard and soft municipal services and will help to minimize the demand for greenfield development elsewhere in the City. The proposed built form serves to complement the existing built fabric of adjacent properties through variations in the massing of different elements of the building, a slimmer tower floor-plate, the provision of townhouse style units addressing the Ridout Street frontage, and an appropriate variation of materials to break up the visual massing of the tower.

Section 1.4.3 of the PPS further directs municipalities to, “*...provide for an appropriate range and mix of housing types and densities to meet the projected requirements of current and future residents...by permitting and facilitating...all forms of residential intensification and redevelopment...in accordance with policy 1.1.3.3.*”

The proposed redevelopment will contribute to a broadening of the range of housing opportunities for current and future residents of the Old South neighbourhood and the wider City of London. Specifically, it is anticipated the proposed development will increase opportunities for members of the Old-South community to “age in place”, and provide new housing opportunities for various demographic groups.

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Further, Section 2.6.3 of the PPS provides that, *“Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”*

As noted previously in this report, the detached dwellings located at both 88 & 90 Ridout Street South, immediately north of the subject property, are designated heritage structures under Part IV of the *Ontario Heritage Act*. Section 2.6.3 of the PPS prohibits development on lands adjacent to these heritage resources except in cases where it has been demonstrated their heritage attributes will be conserved. In this regard, as part of the complete application for the requested Zoning By-law amendment, a Heritage Impact Statement was prepared and submitted by Stantec Consulting Ltd. on behalf of Tricar Developments Inc. The Heritage Impact Statement determined the heritage attributes of surrounding built heritage resources would not be affected by the proposed redevelopment and that the proposed tower design, through building siting and variations in the massing of different elements of the building, serves to minimize any potential off-site impacts resulting from the increased built intensity. It was also concluded that specific architectural features of the proposed development would provide a positive contribution to the overall heritage character of the neighbourhood.

City of London Official Plan:

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

As noted previously in this report, the subject lands are designated “Multi-Family, High Density Residential” on Schedule A – Land Use – of the City of London Official Plan. Section 3.4 of the Official Plan contains policies specifically intended to guide land use and development on lands designated “Multi-Family, High Density Residential”.

3.4 Multi-Family, High Density Residential

Lands designated Multi-Family, High Density Residential (MFHDR) are intended to accommodate large-scale, multiple-unit forms of residential development. This type of development provides for an efficient use of land, energy and community services and contributes to a broad range of choice in housing location, tenure and cost throughout the municipality. Section 3.4 of the Official Plan provides specific policies for considering development on lands designated MFHDR.

The proposed Zoning By-law amendment is intended to facilitate the redevelopment of a former retirement home site to a 22-storey apartment building with up to 191 residential apartment units (322 units per hectare). In consideration of this request, the relevant polices of Section 3.4 have been applied and considered as follows:

3.1.4 Multi-Family, High Density Residential Objectives

- i) *Support the development of multi-family, high density residential uses at locations which enhance the character and amenity of a residential area and where arterial streets, public transit, shopping facilities, public open space, and recreational facilities are easily accessible; and where there are adequate municipal services to accommodate the development.*
- ii) *Provide opportunities for the development of multi-family, high density residential buildings at locations adjacent to major public open space area where compatibility*

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with adjacent land uses can be achieved.

- iii) *Promote in the design of multi-family, high density residential developments, sensitivity to the scale and character of adjacent land uses and to desirable natural features on, or in close proximity to the site.*

Section 3.1.4 of the Official Plan outlines the overall objectives of the Official Plan as it relates to the development of Multi-Family, High Density Residential uses. The recommendation for approval of the proposed Zoning By-law amendment is supported by these objectives including:

- The site is situated within a large area designated for High Density Residential uses which is within convenient walking distance to major public open space, recreational amenities, public transit and a range of commercial/shopping opportunities (in Wortley Village).
- The proposed development can be effectively serviced by, and will increase the utilization of, existing municipal services.
- The proposed building design includes significant variations in the mass and includes different elements within the building design to appropriately address both the pedestrian realm and the skyline. The form of development incorporates a reduced tower floor-plate, the provision of townhouse style units addressing the Ridout Street frontage and an appropriate variation of materials to break up the visual massing of the tower, and, as such, is sensitive to the character and scale of surrounding land uses.

3.4.3 Scale of Development

Net residential densities in the Multi-Family, High Density Residential designation will vary by location and will be directed by the policies of this Plan. Excluding provisions for bonusing, net residential densities will normally be less than 350 units per hectare (140 units per acre) in the Downtown Area, 250 units per hectare (100 units per acre) in Central London and 150 Units per hectare outside of Central London. Height and density limitations that are specified in the Zoning By-law will be guided by the following policies:

Height and Density outside of the Downtown and Central London Areas

- i) *Outside of the Downtown and Central London areas it is Council’s intention that a mixing of housing types, building heights and densities shall be required in large designated Multi-Family, High Density Residential areas. Such areas, which will normally exceed 3 hectares (7.4 acres) in size, will be guided by the following criteria:*
 - a) *A transition in scale shall be encouraged, where appropriate, to avoid extremes in building height and bulk between the new development and the existing built fabric of adjacent properties;*
 - b) *All areas shall include a diversity of housing forms such as mid-rise and low-rise apartments and multiple attached dwellings in order to minimize the overwhelming effect of large, high-rise developments;*
 - c) *High-rise structures shall be oriented, where possible, closest to activity nodes (shopping and employment centres) and points of high accessibility (arterial roads, transit service) with densities and building heights decreasing as the distance from the activity node increases;*
 - d) *Massive, at-grade or above- grade parking areas shall not dominate the site. Pedestrian circulation and access to transit services should be facilitated through site design and building orientation; and*
 - e) *Conformity with this policy and the urban design principles in Section 11.1 shall be demonstrated through the preparation a secondary plan or a concept plan of the site.*

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The policies contained in Section 3.4.3 and outlined above are intended to provide a framework to guide the scale of development in areas designated for High Density Residential uses. The Zoning By-law amendment requested by Tricar Developments Inc. would allow for the development of a 22-storey residential apartment building at a density of 322 units per hectare. Section 3.4.3 of the Official Plan provides that net residential densities will normally be less than 150 units per hectare outside of Central London. However, exceptions to this standard may be provided through bonus zoning in conformity with the applicable policies of the Official Plan. The applicable bonusing policies have been applied and considered in following sections of this report. Therefore, notwithstanding the request for bonus zoning, the recommended amendment to permit Residential R9 conforms to the policies guiding the scale of development in the Multi-Family, High Density Residential designation as follows:

- The site is situated in the midst of a large, Multi-Family, High Density Residential designated area in which surrounding properties consist of a range of built forms including townhouses and multiple attached dwellings to the east, mid-rise apartment buildings (6-9 storeys) to the south and west, and high-rise apartment buildings (16-storeys) to the north.
- The diversity of housing forms in the immediate surrounding area, including mid-high rise apartment buildings, coupled with various design elements of the proposed tower including: an architecturally defined base, middle and top; significant tower step-backs above the 3rd floor; and, variation in building materials; provides for a transition in built form which is sensitive to the existing built fabric of the area and reduces the impacts on lower intensity forms of housing located at the periphery of the designated area.
- The subject site represents one of the last remaining large undeveloped parcel in this Multi-Family, High Density designated area and is located just north of the intersection of Grand Ave and Ridout St, in a context consisting of mid-high rise apartment buildings. The proposed development will result in the largest building height in the area and will ultimately form the pinnacle focal point of this designated area. The surrounding development patterns and proximity to the core of this designated area make this site a candidate to accommodate the most intense built form.
- The proposed parking structure has been effectively integrated into the building design and includes townhouse units along the western façade to address the Ridout Street frontage. The townhouse units along the street frontage eliminate the appearance of the parking structure from important pedestrian views along Ridout Street and serve to animate the pedestrian realm. In general, the building is oriented toward the street with entrances to individual units provided directly to the street where possible. These design features, coupled with the residential intensity, will promote active transportation.
- The applicant has submitted a detailed concept plan of the site and elevation drawings which achieve the urban design principles outlined in Section 11 of the Official Plan. Subsequent design modifications have been included in this application to address concerns raised by both Urban Design Staff and the Urban Design Peer Review Panel.

Criteria for Increasing Density

- ii) *Notwithstanding Section i) above, on any lands designated Multi-Family, High Density Residential, Council may consider proposals to allow higher densities than would normally be permitted. Zoning to permit higher densities will only be approved where a development will satisfy all of the following criteria:*
 - a) *the site or area shall be located at the intersection of two arterial roads or an arterial and primary collector road, and well-served by public transit;*
 - b) *the development shall include provision for unique attributes and/or amenities that may not be normally provided in lower density projects for public benefit such as, but not*

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limited to, enhanced open space and recreational facilities, innovative forms of housing and architectural design features;

- c) *parking facilities shall be designed to minimize the visual impact off-site, and provide for enhanced amenity and recreation areas for the residents of the development;*

As noted previously in this report, the recommended amendment will provide for a net density of 322 units per hectare. Notwithstanding the normal density restrictions provided in Section 3.4.3 i) above, on lands designated MFHDR, Council may consider height and density increases through bonus zoning in accordance with the policies of Section 3.4.3 iv) and 19.4.4. The following analysis demonstrates how the recommended amendment conforms to the policies guiding instances where council may consider higher densities than normally permitted as follows:

- The site is located approximately 100 metres north of the intersection of two Collector Streets; Ridout Street and Grand Avenue. The site is well served by transit routes providing direct connections to the Downtown via Ridout Street. The proposed redevelopment of this site meets the general intent of the policies of Section 3.4.3 ii) regarding accessibility and provides an opportunity for residential intensification in a manner which is sensitive to surrounding development patterns.
- The proposed development includes enhanced amenity and design including the provision of soft landscaping, communal gardens and green roof technologies on the 4th floor terrace and an enhanced building design which includes an architecturally differentiated base, middle, and top with the portions of the western façade at street level designed to appear as townhouse units with entrances provided directly to the street.
- The proposed parking structure is effectively incorporated into the design of the building and includes townhouse units lining the western façade. The townhouse facades provide an appropriate interface with Ridout Street and effectively frame the pedestrian realm. The proposed parking structure includes a variation in materials which attempts to break up the visual massing of the remaining facades. The terrace area created through tower step-backs above the podium base and parking structure serve as amenity space for residents of the building and includes soft landscaping and communal gardens.

3.2.3 Residential Intensification

Residential intensification refers to the development of a property, site or area at a higher density than currently exists through a variety of means including redevelopment and the development of underutilized lots. The residential intensification policies of the Official Plan strike a balance between encouraging and promoting opportunities for intensification and redevelopment while ensuring that residential intensification proposals are sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, massing and architectural details as outlined in Section 3.7.3 of the Plan. In general, the following elements of the proposed development are supported by the objectives of the policies guiding residential intensification proposals:

- The built fabric of surrounding properties consists of a range of high density housing forms including mid-rise apartment buildings to the south and west of the subject site and two 16-stroey apartment building immediately north of the site. The mix of housing forms present in the area provides an appropriate built context for the proposed 22-stroey apartment building.
- Townhouse units have been incorporated into the western facade of the podium along Ridout Street, in line with the existing street wall, at a height and scale which is in keeping with adjacent detached homes along Ridout Street.
- The tower component of the building is stepped back above the third floor to break up the

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visual massing of the building, and ensure that the high-rise development does not dominate or impose upon the pedestrian realm.

- The townhouse units include entrances to individual units directly to the street and the tower includes a major pedestrian entrance directly to Ridout Street. This is in keeping with the dominant character of the area wherein housing is oriented toward the street.
- The architectural style and blend of materials incorporated into the podium townhouse units complements the prevailing character of other detached homes along Ridout Street.
- The tower portion of the building includes an appropriate variation in building materials. The proportion of glass window-wall facades to pre-cast concrete panels helps to break up the visual massing of the tower.

11. Urban Design Principles

Section 11 of the Official Plan contains a range of urban design principles which address more subjective matters related to the visual character, aesthetics, and compatibility of land uses and to the qualitative aspects of development. The urban design principles contained in Section 11 are intended to supplement the land uses policies of Section 3.4 – Multi-Family, High Density Residential and Section 3.2.3 – Residential Intensification – in evaluating the appropriateness of development proposals. The guidance provided by these principles is critical in the consideration of increases in height and density contemplated through bonus zoning. The application has been reviewed by both the City’s Urban Design Staff and the Urban Design Peer Review Panel for consistency with the Urban Design Principles embedded in Chapter 11. The proposed development and the requirements secured through the recommended bonus regulations will provide for the following:

High Design Standards – the proposed development includes design treatments which serve to enhance the function and visual quality of the proposed development including the use of high-quality contemporary building materials, and a tower form which includes variation in the massing of various elements of the tower with significant proportions of transparent glazing to break up the visual mass of building facades. The development also includes townhouse units at street-level which complement the prevailing architectural style of surrounding single detached homes, and will animate the pedestrian environment along Ridout Street.

Architectural Continuity – The proposed tower form includes building step-backs which provide for a defined podium base to frame the pedestrian realm. The podium “base” of the tower is limited in height (3-storeys) to maintain harmony with the street-wall established by the adjacent historic dwellings to the north, and includes townhouse style units to provide for continuity in housing forms with adjacent properties at the street-level.

Redevelopment – The recommended amendment will facilitate the redevelopment of a former retirement home site to a high-density apartment building. The proposed redevelopment will provide for a scale of development supported by the land use policies of Section 3.4 – Multi Family, High Density Residential designation – of the Official Plan.

Streetscape and Pedestrian Traffic Areas – The proposed development includes street oriented features such as townhouse units along the western facade with entrances to each unit directly to the street. This element of the proposed design provides for a human-scale transition to the residential tower and supports pedestrian activity along Ridout Street.

Access to Sunlight – The proposed development includes an architecturally defined base, middle and top with building step-backs that provide for variation in the massing of the proposed tower and serve to minimize the shadow impacts on surrounding development and open space. The reduced floor-plate of the proposed tower provides for a more slender profile which, coupled with strategic building siting, limits shadow impacts to the greatest

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extent feasible.

Landscaping – The proposed development includes a vegetated green roof on the 4th floor which will serve to reduce the urban heat island effect, reduce stormwater runoff and enhance the visual appearance of building step-backs. The bonus zone regulations require that, where possible, soft landscaping is also incorporated at grade.

Accessibility – The recommended site-specific bonus zone regulations require that the development incorporate barrier free access to the greatest extent feasible.

Parking and Loading – Parking facilities are provided in structured format from floors 1-3. Loading facilities will be located within the ground floor, at the southern side of the building. The positioning of both parking and loading facilities is designed to minimize the visual impact on adjacent properties to the greatest extent feasible. Townhouse units have been incorporated into the design of the podium base along the western façade to provide for a desirable interface with Ridout Street and the pedestrian realm

Privacy – The form of the proposed tower development serves to achieve a number of urban design objectives. The significant building step-backs above the 3rd floor and strategic building siting ensure that residential units are further separated from existing development to provide more seamless integration into the existing built context of this high density residential area.

13. Heritage Resources Policies

Chapter 13 of the City’s Official Plan recognizes the importance of heritage resources including buildings, structures, groups of buildings, cultural heritage landscapes and archaeological resources in providing physical and cultural links to the original settlement of the area and to specific periods or events in the development of the City. It is recognized that these resources, both individually and collectively, contribute to the identity of the City and assist in instilling civic pride, benefitting the local economy by attracting visitors to the City and favourably influencing the decision of those contemplating new investment or residence in the City. As such, the policies of Section 13 of the Official Plan serve to protect, conserve and enhance identified Heritage Resources within the City of London.

13.2 Built Heritage

Section 13.2 of the Official Plan provides policies aimed at the conservation of built heritage resources designated under the *Ontario Heritage Act*. Building upon the policy direction established in Section 2.6 of the PPS, Section 13.2.3.1 of the Official Plan provides the local policy framework for considering development or site alteration adjacent to built heritage resources. As mentioned previously in this report, the detached dwellings located immediately north of the subject property, at both 88 and 90 Ridout Street, are designated under Part IV of the *Ontario Heritage Act*. Section 13.2.3.1 of the Official Plan provides that “*Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property are retained.*”

In this regard, a Heritage Impact Statement was prepared and submitted as part of the complete application for the proposed Zoning By-law amendment. The Heritage Impact Statement explicitly outlines the specific heritage attributes of the adjacent buildings and provides an assessment of the potential impact of the proposed new development. In general, the Heritage Impact Statement explains that the heritage resources are important for their design value, historical associations and contextual streetscape value. The heritage attributes of these buildings are almost entirely related to specific architectural details of the building facades and front porches. Given that no alterations to these structures are proposed through the redevelopment of 96 Ridout Street South, it is concluded that those heritage attributes will be

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conserved. It is also worth noting that the proposed street oriented townhouse units are in keeping with the height, scale and orientation of adjacent low rise homes along Ridout Street and could serve to enhance the heritage streetscape character, providing a positive for the neighbourhood overall.

19. Implementation

19.2 Guideline Documents

Section 19.2.2 of the Official Plan provides that “*Council may adopt guideline documents to provide detailed direction for the implementation of Official Plan policies.*” Guideline Documents are initiated by Council and may contain “*policies, standards, and performance criteria that are either too detailed, or require more flexibility, in interpretation or implementation than the Official Plan would allow*”. It is recognized that, depending on the nature of the guideline document, that they may provide specific direction for the review of development proposals. Staff have reviewed the applicable guideline documents and provided an evaluation of the relevance and direction contemplated by each as it relates to the requested amendment.

Proposed Wortley Road-Old South Heritage Conservation District:

Pursuant to the *Ontario Heritage Act*, Municipal Council may designate all or parts of the municipality as a Heritage Conservation District. The ability to designate such districts under Part V of the *Ontario Heritage Act* allows for the protection and enhancement of groups of properties that collectively represent a certain aspect of the development of the municipality considered worthy of preservation. It is intended that the overall character and value of a Heritage Conservation District is derived from both individual properties and the combined historic and aesthetic value of the structural and natural components of the area. Section 19.2.2. of the City’s Official Plan provides Council the ability to develop Plans to manage land use and built form on lands within and adjacent to Heritage Conservation Districts.

The City of London has initiated a process to establish a Heritage Conservation District in the “Wortley Road-Old South” Neighbourhood and subsequently adopt a Heritage Conservation District Plan in order to preserve, maintain and enhance the collective historic character of the district. The proposed Wortley Road-Old South Heritage Conservation District includes the lands identified in Figure 4 on the map below.

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Figure 4: Proposed Wortley Road-Old South Heritage Conservation District



As is evident from Figure 4 above, the subject lands are located adjacent to the eastern boundary of the Wortley Road-Old South Heritage Conservation District but are, in fact, outside the proposed boundary. As such, the provisions of the draft plan do not provide specific direction or guidance to the subject application. However, as part of the complete application for the proposed Zoning By-law amendment, a Heritage Impact Statement submitted by the applicants addressed the potential conformity with the provisions of the draft Heritage Conservation District Plan. In general, the proposed development is in keeping with the intent of the draft guidelines as:

- The massing of the proposed building has been broken down through transparent window-wall columns on the tower elevations and building step-backs above the third floor.
- The townhouse units have been incorporated into a podium base to mimic the scale and rhythm of nearby low-rise built forms and provide continuity to the existing street wall.
- Raised porches have been incorporated into the townhouse units as are typical of the neighbourhood
- The propose materials are typical of the neighbourhood and are contemplated in Section 8.2.8 of the Draft Plan.

19.4.4. Bonus Zoning

Under the provisions of the Planning Act, a municipality may include in its Zoning By-law, regulations that permit increases to the height and density limits applicable to a proposed development in return for the provision of such facilities, services, or matters, as are set out in the By-law. This practice, commonly referred to as bonus zoning, is considered to be an appropriate means of assisting in the implementation of this Plan.

Section 19.4.4 provides the local policy basis for bonus zoning. Bonus zoning refers to the practice of permitting increases to height and density in return for certain facilities, services and/or matters. It is intended, through the relevant provisions of the Planning Act and the Official Plan, that the facilities, services or matters provided in consideration of height and

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density bonuses should bear an appropriate relationship in terms of their cost/benefit implications and must result in a benefit to the general public and/or enhancement of the design or amenities of a development to the extent that a greater height or density is warranted. It is further directed that height and density bonuses should not result in a scale of development which is incompatible with adjacent land uses or exceeds the capacity of available municipal services.

Bonus zoning is to encourage features which result in a public benefit which cannot be obtained through the normal development process, or through the provisions provided by as-of-right zoning on a given site. Section 19.4.4 of the Official Plan specifically provides that “bonus zoning will be used to support the City’s urban design principles, as contained in Chapter 11 and other policies of this Plan.” Section 19.4.4 ii) provides further policy direction as to matters which may, in combination with the overall building design, be considered in return for height and density bonuses including:

- (b) to support the provision of common open space that is functional for active or passive recreational use;*
- (d) to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space;*
- (h) to support innovative and environmentally sensitive development which incorporates notable design features, promotes energy conservation, waste and water recycling and use of public transit;*

- The recommended regulations of the site-specific bonus zone includes a requirement for the provision of common amenity space that is multi-functional and caters to both active and passive use. The 4th floor of the proposed tower includes terraces and building step-backs which will be used for passive amenity space, communal gardens, and vegetated green roof.
- The recommended bonus zone will require landscaped open space in the form of outdoor terraces which are to be accommodated through building step-backs and recesses which complement the overall contemporary building design. These design features would be difficult to secure through the normal development process. The bonus zone will also ensure that, where possible, soft landscaped open space is provided at grade.
- The recommended amendment will provide for residential intensification in a location which is well served by existing transit and is within walking distance to major employment opportunities in the Downtown. The proposed redevelopment will help support the viability of future transit-related investments in key locations and make for more efficient use of these public resources. The regulations of the recommended site-specific bonus zone also include requirements for green roofing on the 4th floor terrace with vegetated cover which serves to reduce the urban heat island effect and reduce stormwater runoff.

Zoning By-law Z.-1:

As noted previously throughout this report, the subject property is currently zoned Community Facility (CF3) Zone which permits continuum-of-care facilities, hostels, nursing homes, rest homes and retirement lodges as the primary uses. This existing zoning is remnant of the former Trafalgar Terrace Retirement Home.

The current application proposes to rezone this portion of the subject lands to a Residential R9 Bonus (R9-7•B(_)) Zone which would allow for the development of a 22-storey (72m tall) residential apartment building of a specified design which includes a podium base accommodating a combination of structured parking and eight apartment units, with the street-facing podium facades designed to appear as stacked townhouses. The proposed development

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will be facilitated through a site specific bonus zone which will allow for an increased density of 322 units per hectare and a maximum height of 72 metres in return for such facilities, services and matters as prescribed by the regulations of the bonus zone and generally requires features such as enhanced amenity and design including the provision of soft landscaping, communal gardens and green roof technologies on the 4th floor terrace and an enhanced building design which includes an architecturally differentiated base, middle, and top.

Section 13.1 of Zoning By-law Z.-1 – General Purpose of the R9 Zone – describes the rationale behind the R9 zone variations. This section states that the R9 Zone, “provides for and regulates a wide range of medium and higher density residential developments in the form of apartment buildings.’ The R9-7 Zone variation permits residential development to a maximum density of 150 units per hectare.

In accordance with the intent of the Residential R9 Zone variations, as prescribed above, the proposed (R9-7•B(_)) Zone is appropriate in order to facilitate the development of the proposed high density apartment building. The application of the R9-7 Zone variation as the base zone provides the framework for the development of apartment buildings on the subject lands, including appropriate development standards, in order to implement the Multi-Family, High Density Residential Official Plan designation. Should the applicant chose to forego the height and density increases recommended by the bonus zone, the standard regulations of the Residential R9 (R9-7) Zone will prevail.

The recommended Bonus (B(_)) Zone includes special regulations to permit reduced front and interior side yard setbacks, reductions to standard requirements for at-grade landscaped open space, and increased lot coverage. The recommended special regulations are reasonable in order to facilitate residential intensification and compact form, where the building design includes enhanced design and amenities to offset deficiencies regarding standards for open space at grade. The bonus zone will allow for an increase to the maximum allowable height and density to 72 metres and 322 units per hectare in return for a specified building design which achieves many of eligible bonus zoning features outlined in Section 19.4.4 of the Official Plan. The inclusion of such features results in a public benefit which would be difficult to achieve through the normal development process.

CONCLUSION

The recommendation for approval of the proposed Zoning By-law amendment has been supported by the foregoing planning analysis. The proposal has been evaluated in the context of the applicable land use policy and is supported by the objectives of the Provincial Policy Statement, 2014 and the City of London Official Plan which promote intensification, redevelopment and compact form in appropriate locations in order to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents. The recommended amendment will provide for a built form which is sensitive to its surroundings and will conserve the heritage attributes of adjacent designated properties. The site’s location within a large Multi-Family, High Density Residential designated area, which includes a diversity of forms including mid-rise and high-rise apartment buildings, allows for a harmonious integration of the proposed 22-storey apartment building within the existing built fabric of adjacent properties in a manner which minimizes the impact of high-rise development. Further, the proposed development includes unique design attributes and amenities which support the City’s Urban Design Principles outlined in Section 11 of the Official Plan, including the incorporation of an appropriately scaled podium base with townhouse units along the Ridout Street frontage and the incorporation of green space, amenity space and communal gardens on the 4th floor terrace. Given the foregoing, the recommended amendments represent sound land use planning.

Agenda Item # Page #

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Planner: Mike Davis

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RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

June 2, 2014
Mike Davis
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File: Z-8332
Planner: Mike Davis

Responses to Public Liaison Letter and Publication

<u>Telephone</u>	<u>Written</u>
N/A	Edward Klucznik 14-30 Grand Ave
	Glenn and Marcella Bauman 195 Elmwood Ave
	Brad Weir 5 Woodland Pl
	Dave Vermue 28 Marley Place
	Jacqueline Waldie 16-30 Grand Ave
	Gordon Smiley 201 Elmwood Ave
	Richard and Kathleen Middleton 97 Ridout Street South
	George Sinclair c/o Old South Community Organization

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Summary

The group had a thorough discussion of this matter at its May 13 meeting at which eleven of thirteen OSCO Directors were in attendance.

We considered the proposals as presented at two meetings with the developer, at the public information session on May 7 2014 at Landon Library and as described in the notices of application Z-8330 & Z-8332 circulated by the city. Some preliminary comments by OSCO based on the two meetings, OSCO internal discussions and conversations with city planning staff were forwarded to the developer and staff in February of this year.

The views expressed at OSCO's board meeting on May 13th encompass a range of opinions, from satisfaction with the plans, to unhappiness about aspects of the proposals. In particular the extent of parking lot coverage on the west side of Ridout, anticipated increases in traffic, the maximum height, density, lot coverage and overall appearance of the east-most development were noted. A more detailed explanation of these concerns follows.

The author's assessment is that most of the opinions expressed were generally in favour of the two proposals going ahead, though there are some objections to aspects of them that deserve to be considered by staff, planning committee and council. Historically, OSCO decisions are based on consensus, and in this instance **no overall consensus emerged. OSCO is therefore unable to advance a unitary position on the matter**, and say that we consider the proposed developments to be either completely satisfactory or entirely unsatisfactory to the community.

Rather, we will provide individual comments on aspects of the two proposals.

Introduction

The group readily agreed that OSCO should prepare and submit comments on the two proposals. It is obvious to us that their scale and scope make them a matter of interest to the entire community and not just to immediate neighbours. As was pointed out in our earlier comments, these two buildings would represent the largest influx of new residents into Old South in a generation, since the construction of the adjacent Gartshore towers some decades ago.

All OSCO Directors except two were present and participated in the discussion, as did a number of guests in attendance. Written comments were provided by certain OSCO Directors in advance of the meeting and have been referred to in the preparation of this document. We also received several communications on this topic from interested parties, and these have been referred to. **OSCO did not actively solicit feedback on this matter but did post information of interest on our website and send a e-newsletter directly to over 800 members about this.**

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It is also worth noting that OSCO's board consists of thirteen members (compared to fifteen members on London city council!) from all corners of Old South with different backgrounds and perspectives. This helps ensure that a wide spectrum of views are always represented around the table, something we consider one of the strengths of the organization.

83,85,89 Ridout Street, West side, (Application Z-8330)

The group was generally in favour of this proposal as presented. We support the developer's decision to reduce the proposed height of this building to four floors. We consider this appropriate and something that takes the existing street profile more closely into account. As this property abuts several single family residences to the west, we consider that this lower density is better suited than a larger building would be and less likely to result in negative impacts to surrounding residents. The basic design, which incorporates private entrances directly into ground floor units is appropriate, and supports the 'life at street level' planning goal. The requirement for a variance on the front-yard setback to facilitate this is therefore supportable and favoured.

The request to exceed maximum lot coverage from 30 to 31% was not deemed noteworthy.

The design, colour, texture and 'front wall' design seem well-thought out and appropriate.

The decision by the developer to reduce the proposed building height on the west and request bonusing in order to add the 'missing floors' onto the east side development is not one that we support. The original idea (as explained to OSCO representatives at a earlier meeting) suggested a taller building of eight or more floors on the west side of Ridout. This would have been, in our judgement too much for the three lots in question and therefore, any decision to reduce this to a more appropriate height is not one that ought to trigger any consideration of bonusing elsewhere.

The trees and shrubs shown on the concept plan at the public meeting on May 7, will, IF PLANTED AND MAINTAINED, help support the goal of ensuring privacy to neighbours, green cover, shade and visual relief to both neighbours and residents. **We request that the particulars of the planting and maintenance scheme be included as a condition to any variances, bonusing or re-zoning associated with this development.**

We question the extent of paved parking behind the building, which (we're told by City of London staff) exceeds the minimum requirement. **We suggest** reducing that number in favour of additional non-paved common area i.e. green space would be preferable for all concerned.

We note that this development requires that two adjacent buildings (83 and 85 Ridout) be demolished, something that might not have been possible had the much-delayed and long-awaited Heritage Conservation District been in place.

96 Ridout, East side, (Application Z-8332)

The redesigned exterior features (facade detail, contrasting colours and textures, 'front wall design', individual entrances, etc) on the lower section of the podium facing Ridout St. are welcome and more complementary to the neighbourhood than those first submitted by the developer.

The well thought-out common areas on the fourth floor podium, and in particular the garden plots for

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use by the tenants is to be commended and ought to help foster a sense of community among residents.

Most of the concerns we've heard relate to the proposed height of the building and its relationship to the site, the immediate neighbours and the larger community. At 22 storeys, it dwarfs the two Gartshore towers and the adjacent 100 Ridout building by a considerable amount. **We believe that the original proposal for 18 storeys is more appropriate for this site.** We note that the proposed zoning for the eastern site allows for 45 meters, and the application is for 72m. That is a significant variance from the zoning and not one for which a compelling case has been made.

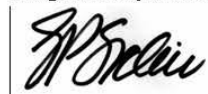
The requested footprint (coverage) of the building is significantly in excess of what is permitted under the requested zoning. While a couple dissenting opinions were heard, more were persuaded that the requirement for additional lot coverage is a result of the decision to enclose the parking lot, and was therefore preferable to a large, paved and outdoor lot, one that is not subject to the same sort of coverage restrictions.

We heard a few comments that acquiescing to density, height or coverage so far in excess of that contemplated by the proposed zoning creates a bad precedent, and one that the community might have a hard time opposing the next time it arises. In that regard we note that the June 2010 OSCO request for help to develop a "Neighbourhood Plan", though endorsed by council was never undertaken. Having that document now would likely provide some useful guidance to staff, council and community when contemplating proposals like this one.

Earlier concerns

Our earlier comments and challenges to the developer related to exterior design, energy efficiency and incorporating geared-to-income units in the buildings. We understand that some of these issues may lie beyond the ability of the City of London to compel, (Ontario Building Code, Planning Act, etc) but consider that leadership by the developer in these regards would go some way towards mitigating concerns about a development of this size in Old South. As per our earlier comments on this proposal we believe that building the most energy efficient buildings possible makes sense on a number of levels, for the eventual tenants and owners and the larger community. We are told that the developer is unwilling to hire an outside consultant, one whose participation would be necessary for any official credit towards LEED's certification. That being the case, the city should ensure that as many energy efficient materials, methods and technologies be included in these developments as possible and use the granting of any re-zoning, bonusing, variances as conditions to accomplish these important ends.

Respectfully submitted,



George Sinclair, President
Old South Community Organization

Wednesday, May 21, 2014

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**File: Z-8332
Planner: Mike Davis**

**Bibliography of Information and Materials
Z-8332**

Request for Approval:

City of London Zoning By-law Amendment Application Form, completed by Chris Hendriksen, Stantec Consulting Ltd., February 25, 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.

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

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

Stantec Consulting Ltd. *Site Plan*, May 15, 2014.

Stantec Consulting Ltd. *Planning Justification Report*, February 2014.

Stantec Consulting Ltd. *Urban Design Brief*, February 2014.

Stantec Consulting Ltd. *Heritage Impact Assessment*, March 28, 2014.

Stantec Consulting Ltd. *Sanitary Servicing Capacity Study*, February 20, 2014.

Correspondence: (all located in City of London File No. Z-8332 unless otherwise stated)

City of London -

Moore R., City of London, Wastewater and Drainage Engineering. E-mail to M. Davis. April 1, 2014.

Postma R., City of London, Urban Forestry. E-mail to M. Davis. April 1, 2014.

Clavet Y., City of London, Stormwater Management Unit. E-mail to M. Davis. April 14, 2014.

Ries S., City of London, Urban Design Peer Review Panel. Memo to M. Davis. April 2, 2014

Couvillon A., City of London, Transportation Planning & Design. E-mail to M Davis. April 14, 2014.

Galloway S., City of London, Urban Design Section. Memo to M Davis. May 1, 2014.

Departments and Agencies -

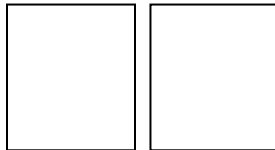
Creighton C., UTRCA. Letter to M. Davis. April 10, 2014.

Dalrymple D., London Hydro. Memo to M. Davis. April 20, 2014.

Raffoul L., Bell Canada. Memo to M. Davis. April 25, 2014.

Other:

Site visit May 5, 2014 and photographs of the same date.



**File: Z-8332
Planner: Mike Davis**

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 96 Ridout Street South.

WHEREAS Tricar Developments Inc. has applied to rezone an area of land located at 96 Ridout Street South, 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 96 Ridout Street South, as shown on the attached map comprising part of Key Map No. A107, from a Community Facility (CF3) Zone to a Residential R9 Bonus (R9-7•B(_)) Zone.
- 2) Section Number 4.3 (Bonus Zones) of the General Provisions to By-law No. Z.-1 is amended by adding the following Site Specific Bonus Provision:

4.3(4) B(_) 96 Ridout Street South

This bonus zone is intended to facilitate a development design which includes a 22-storey (72m tall) residential apartment building; with a 3-storey podium base accommodating eight apartment units and structured parking; with the street-facing podium facades designed to appear as stacked townhouses; and up to 183 residential apartment units in the apartment tower from floors 4 to 22; which shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:

- A building design which, with minor variations at the discretion of the Managing Director, Planning and City Planner, matches the Site Plan, Roof Top Terrace Plan, and Elevation Drawings shown in Schedule "1" of the amending by-law, and includes an architecturally differentiated base, middle and top:
 - With the base consisting of the portion of the façades between the ground floor and the top of the 3rd floor; positioned toward the front lot line along Ridout Street, generally in line with the established street wall; incorporating architectural detail which creates a prominence on the Ridout Street frontage; including apartment units which appear as "stacked townhouses" along the street-facing facade; with entrances to each "stacked townhouse" unit provided directly to the street; including architectural elements projecting above pedestrian entrances at street level; and above-grade structured parking which is screened with a variation in materials and colours; with specific architectural detail provided to pronounce the primary building entrance along the northern building facade to accentuate the entrance;
 - With the middle portion consisting of the portion of the façades between the top of the base and the top of the 20th floor; including two separate columns of glazed window-wall on both the north and south facades, and, one column on both the east and west facades; employing balcony design which creates articulation and variation in the facades; includes substantial tower step-backs at the 4th floor; with an outdoor terrace on the 4th floor which includes a combination of soft landscaping, passive



**File: Z-8332
Planner: Mike Davis**

- amenity space, communal gardens, and vegetated green roofing;
- With the top consisting of the portion of the façades above the top of the 20th floor; employing building step-backs on the 21st floor to provide for outdoor terraces; employing further step-backs above the 21st floor to articulate the top of the building; using window-wall columns to break up the visual massing of the facades; using attractive materials and architectural details to screen all mechanical elements located above the 22nd floor; using high-quality building materials and incorporating decorative lighting elements to create an aesthetically pleasing cap;
- Locating waste and recycling facilities within the proposed building screened from views of adjacent properties; and
- Providing barrier-free access to all floors (to the extent feasible to facilitate access and use);

The following regulations apply within the bonus zone:

i) Height (Maximum)	72.0 metres	(236.2 feet)
ii) Density (Maximum)	322 units per hectare	(130 units per acre)
iii) Front Yard Setback For Podium Component of Building (Minimum)	5.5 metres	(18.0 feet)
iv) Front Yard Setback For Tower Component of Building (Minimum)	10.9 metres	(35.8 feet)
v) South Interior Yard Setback (Minimum)	4.6 metres	(15.1 feet)
vi) North Interior Yard Setback for Podium Component of Building (Minimum)	6.4 metres	(21.0 feet)
vii) North Interior Yard Setback for Tower Component of Building (Minimum)	19.2 metres	(63.0 feet)
viii) Landscaped Open Space (%) (Minimum)	17.0	
ix) Lot Coverage (%) (Maximum)	56.0	

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 June 24, 2014.

Agenda Item # Page #

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File: Z-8332
Planner: Mike Davis

Joe Fontana
Mayor

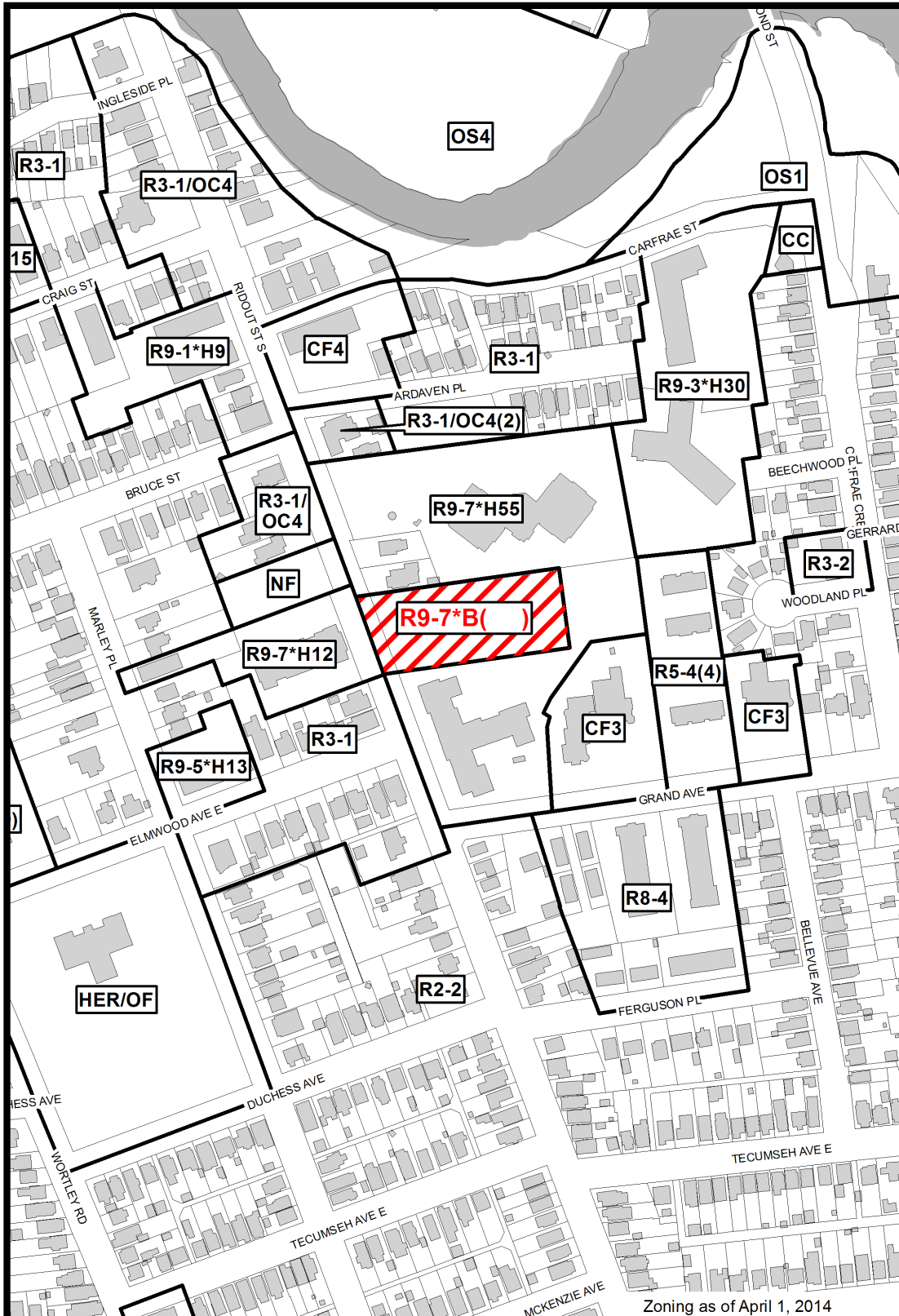
Catharine Saunders
City Clerk

First Reading – June 24, 2014
Second Reading – June 24, 2014
Third Reading – June 24, 2014

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File: Z-8332
Planner: Mike Davis

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



Zoning as of April 1, 2014

File Number: Z-8332
Planner: MD
Date Prepared: 2014/05/07
Technician: CK
By-Law No: Z.-1-

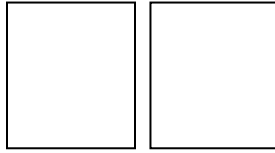
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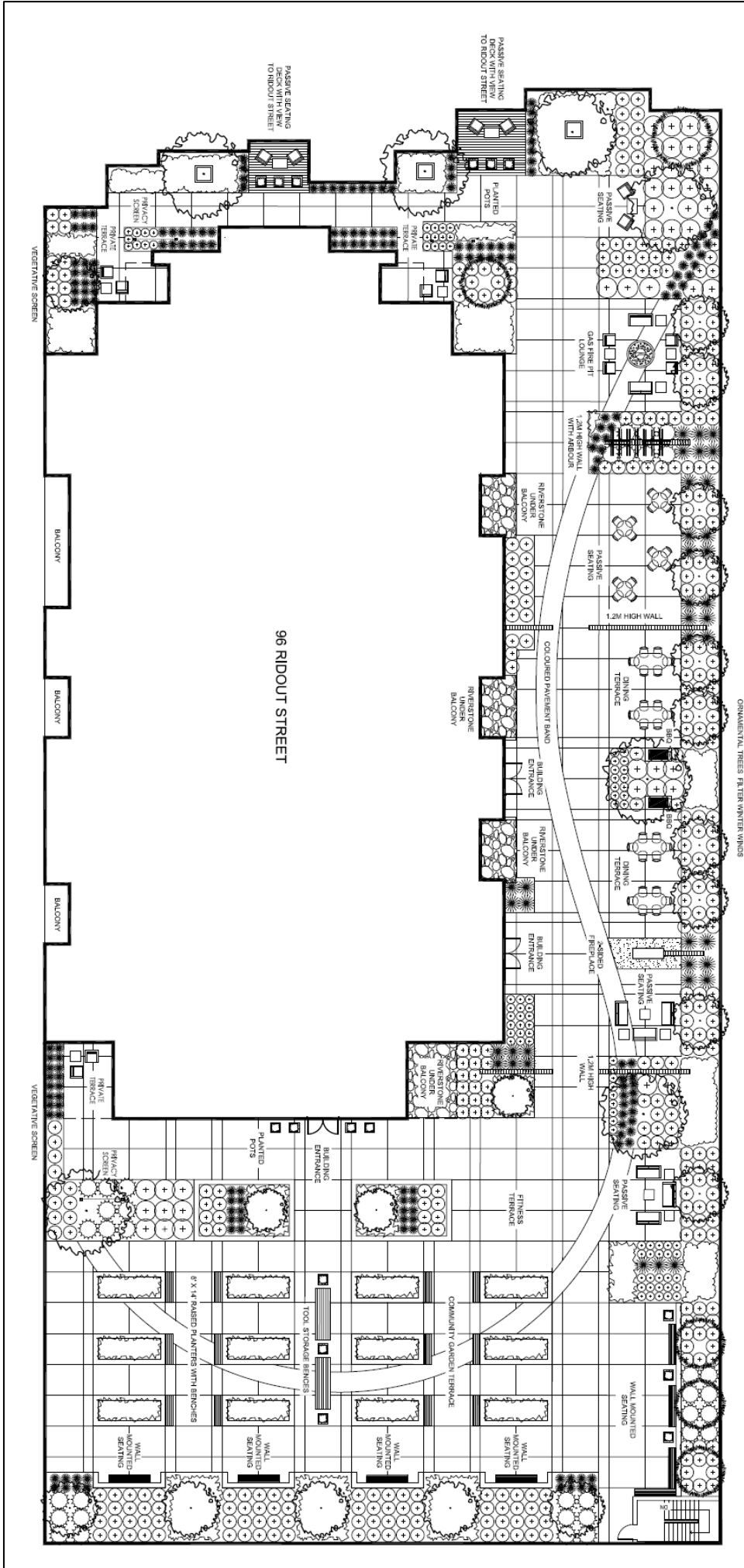
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Geodatabase



Roof Top Terrace Plan



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File: Z-8332
Planner: Mike Davis

North Elevations



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File: Z-8332
Planner: Mike Davis



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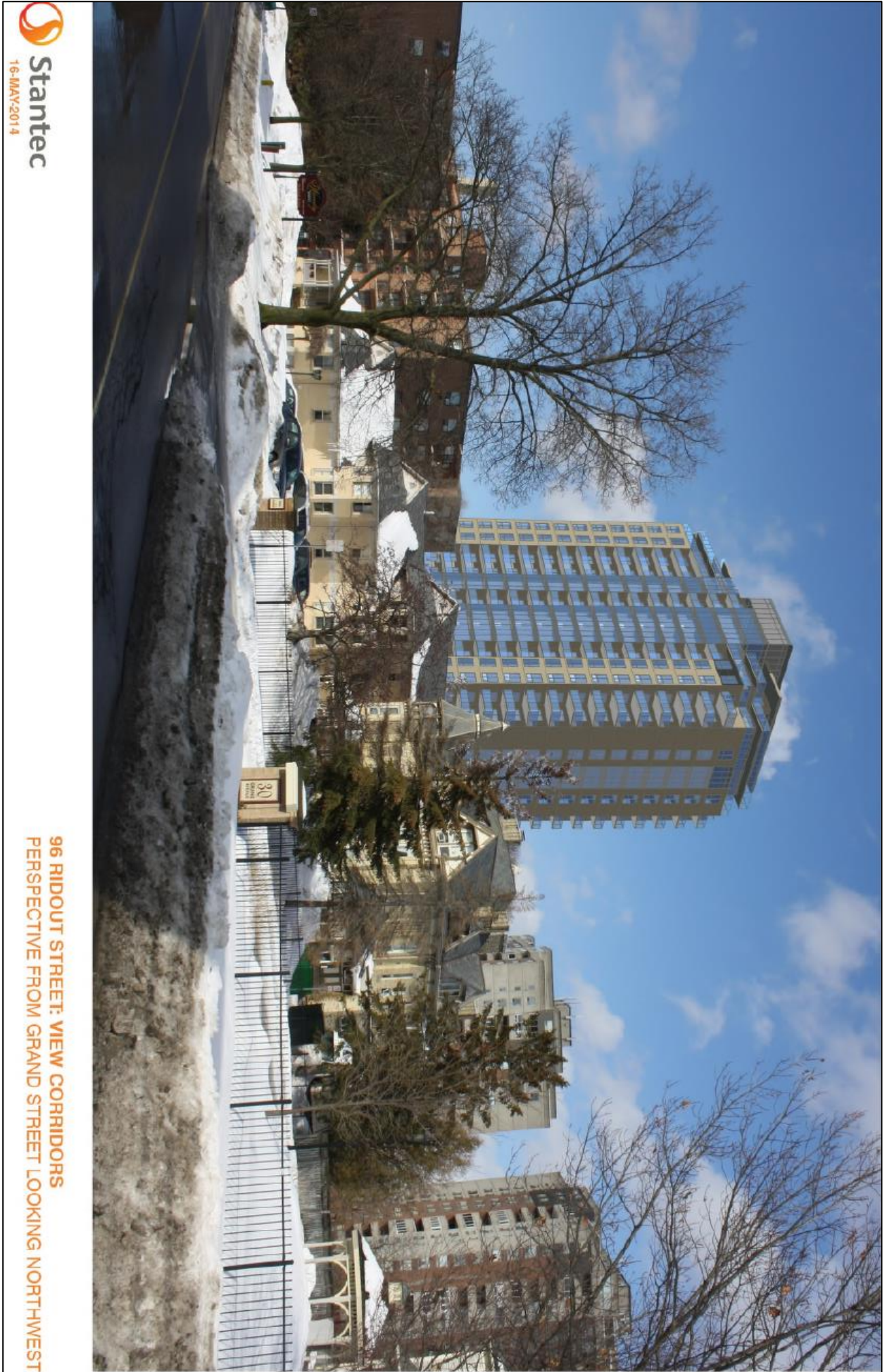
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Planner: Mike Davis

South Elevations



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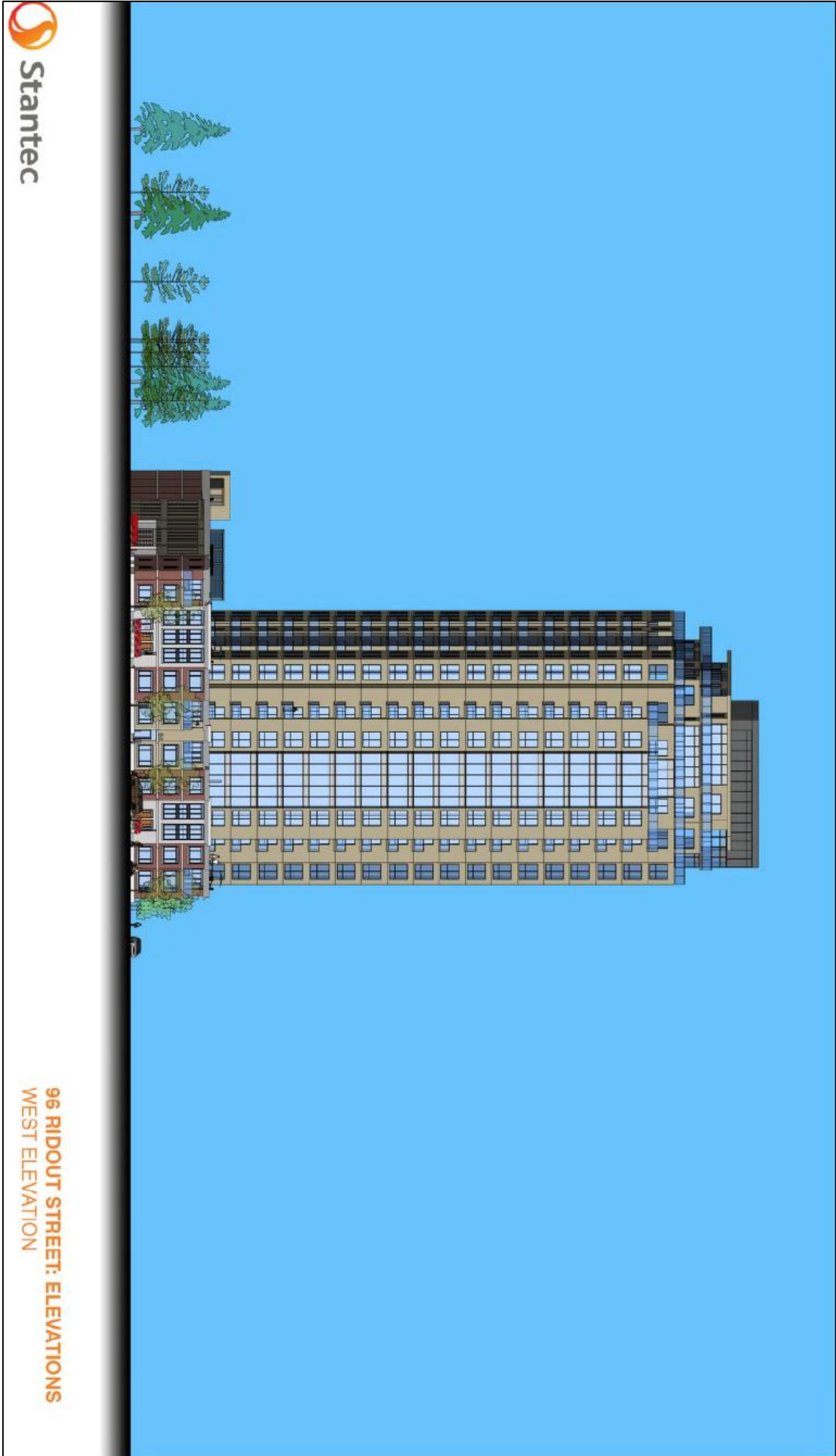
File: Z-8332
Planner: Mike Davis



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File: Z-8332
Planner: Mike Davis

West Elevations



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File: Z-8332
Planner: Mike Davis

East Elevation

