

--	--

File: OZ-7890

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: 1705820 ONTARIO LIMITED (YORK DEVELOPMENTS) 2118 RICHMOND STREET PUBLIC PARTICIPATION MEETING ON JULY 22, 2014</b>

<b>RECOMMENDATION</b>
-----------------------

That, further to the direction of Council on March 21, 2012, the following actions be taken with respect to the application of 1705820 Ontario Limited (York Developments) relating to the property located at 2118 Richmond Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on July 29, 2014 to amend the Official Plan **BY ADDING** a specific policy to Section 3.5 – Policies for Specific Residential Areas.
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on July 29, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** an Urban Reserve (UR1) Zone, **TO** a Holding Residential R6/ Residential R8 Bonus (h•h-5•h-11•R6-5/R8-4•B-\_\_\_) Zone;
- (c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the recommended base zone has been previously considered at a public meeting, and the recommended bonus provision effectively implements the proposed development while providing certainty and clarity as to the final result.
- (d) the Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
  - i) explore opportunities to better integrate the mechanical penthouse with the overall architectural design of the building in order to reduce the bulky appearance of mechanical penthouse and achieve a cohesive building design;
  - ii) ensure the design of the corner plaza is seamlessly integrated with the landscape treatment along Sunningdale Road East between the townhouses and the property line. Include features such as planters, planting beds, benches, pedestrian scale lighting, and hardscapes in order for this space to act as a private-public space;
  - iii) ensure the north and east elevations of the proposed townhouses are developed with wall articulations, material changes and where possible include fenestration in order to reduce the appearance of large blank facades;
  - iv) consider refinements to the Richmond Street three-storey tower base by strengthening the relationship between the tower's base and the townhouse elevations in order for the base of tower to be further distinguished from the middle and top;
  - v) maintain a lay out of the development's main drive aisle, passenger drop-off and parking areas in order to reduce the amount of asphalted area and increase the

--	--

File: OZ-7890

amount of landscaped amenity area, while ensuring opportunities are maintained for future access to and from the site via the properties to the north and east that have not yet been developed;

- vi) the provision of site and exterior building lighting solutions to minimize the impact on the single detached residential properties on the south side of Sunningdale Road East; and
- vii) confirmation of the existing location of the centerline of the Imperial Oil pipeline to ensure building setback requirements are met, noting this is a requirements of the Zoning By-law.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
--

**O-6284-** On June 16, 2003 Council amended the Official Plan designation on the property in accordance with the Uplands North Area Plan.

**OZ-7602-** On February 3, 2009 Council refused an application to amend the Official Plan and Zoning By-law Z.-1 to permit retail/pharmacy and office uses.

**PL090268-** On October 26, 2009 the Ontario Municipal Board dismissed the appeal by the applicant, confirming Council’s decision to refuse retail/pharmacy and office uses.

**OZ-7890-** On June 13, 2011 a public participation meeting was held before the Built and Natural Environment Committee (now PEC). The applicant applied to amend the Official Plan and Zoning By-law to allow for a 260 unit, 15 storey tall (50 m) apartment building. At the public participation meeting the applicant presented an alternative proposal which would permit the construction of a 113 unit, 12 storey tall (40m) apartment building and an 8 unit 13m tall townhouse building.

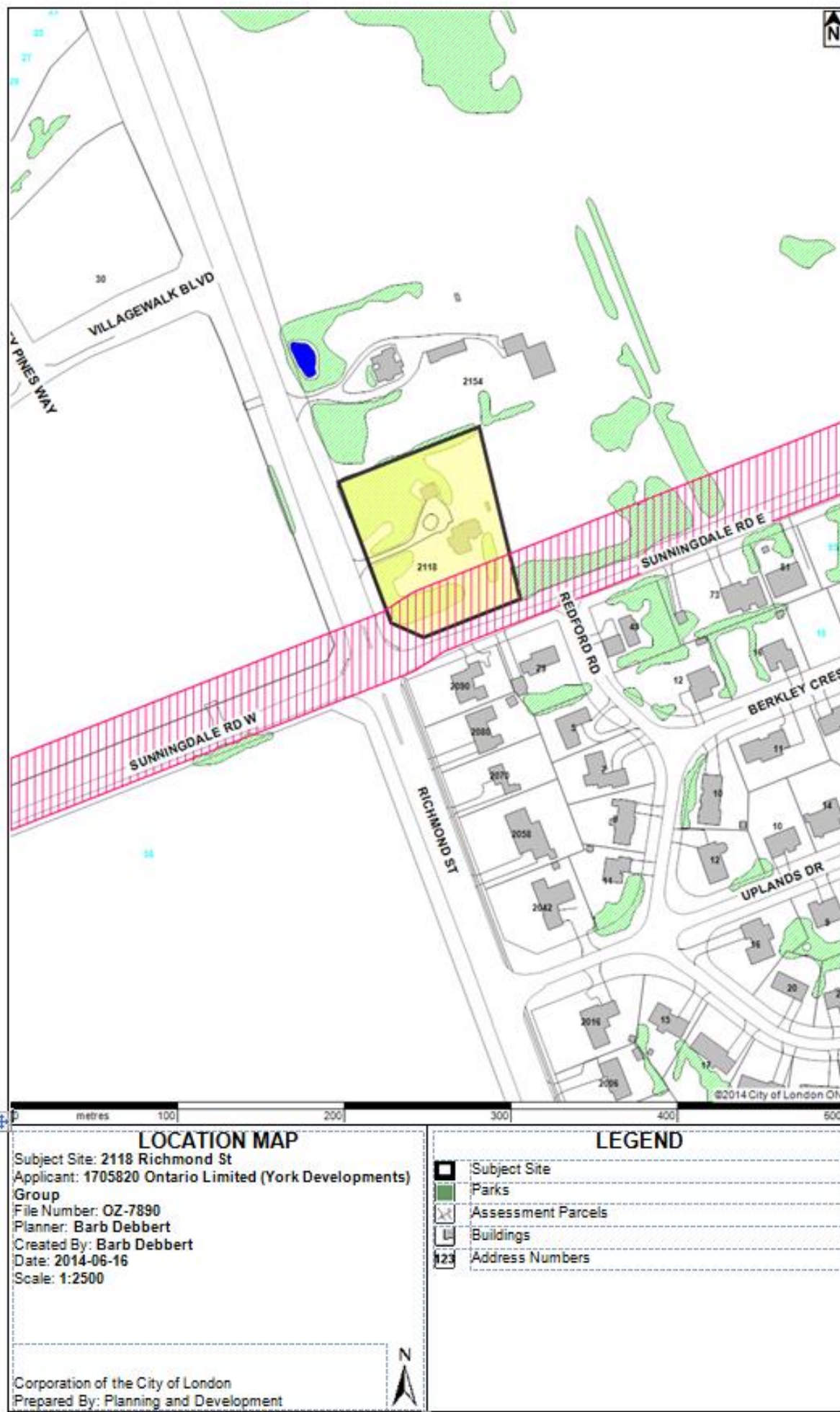
**OZ-7890 –** On February 27, 2012, a public participation meeting was held before the Planning and Environment Committee. The applicant applied to amend the Official Plan and Zoning By-law to allow for a 113 unit, 12 storey tall (40m) apartment building and an 8 unit, 13m tall townhouse building.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
---

The purpose of the recommendation is to:

- Amend the Official Plan and Zoning By-law to provide for a level of certainty and clarity regarding the final form of the future development on the site.
- The proposed amendment will allow as-of-right cluster development in the form of single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, mid-rise apartment buildings apartment buildings, handicapped persons apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities to a maximum height of 13 metres and a maximum density of 75 units per hectare.
- The proposed amendment will also allow a 10 storey (33 metre), 99 unit apartment building and eight, three-storey townhouse dwellings integrated into the apartment building along Sunningdale Road East, for a combined total of 107 units at a density of 123 units per hectare through the use of a bonusing provision and subsequent agreement.

--	--



--	--

**RATIONALE**

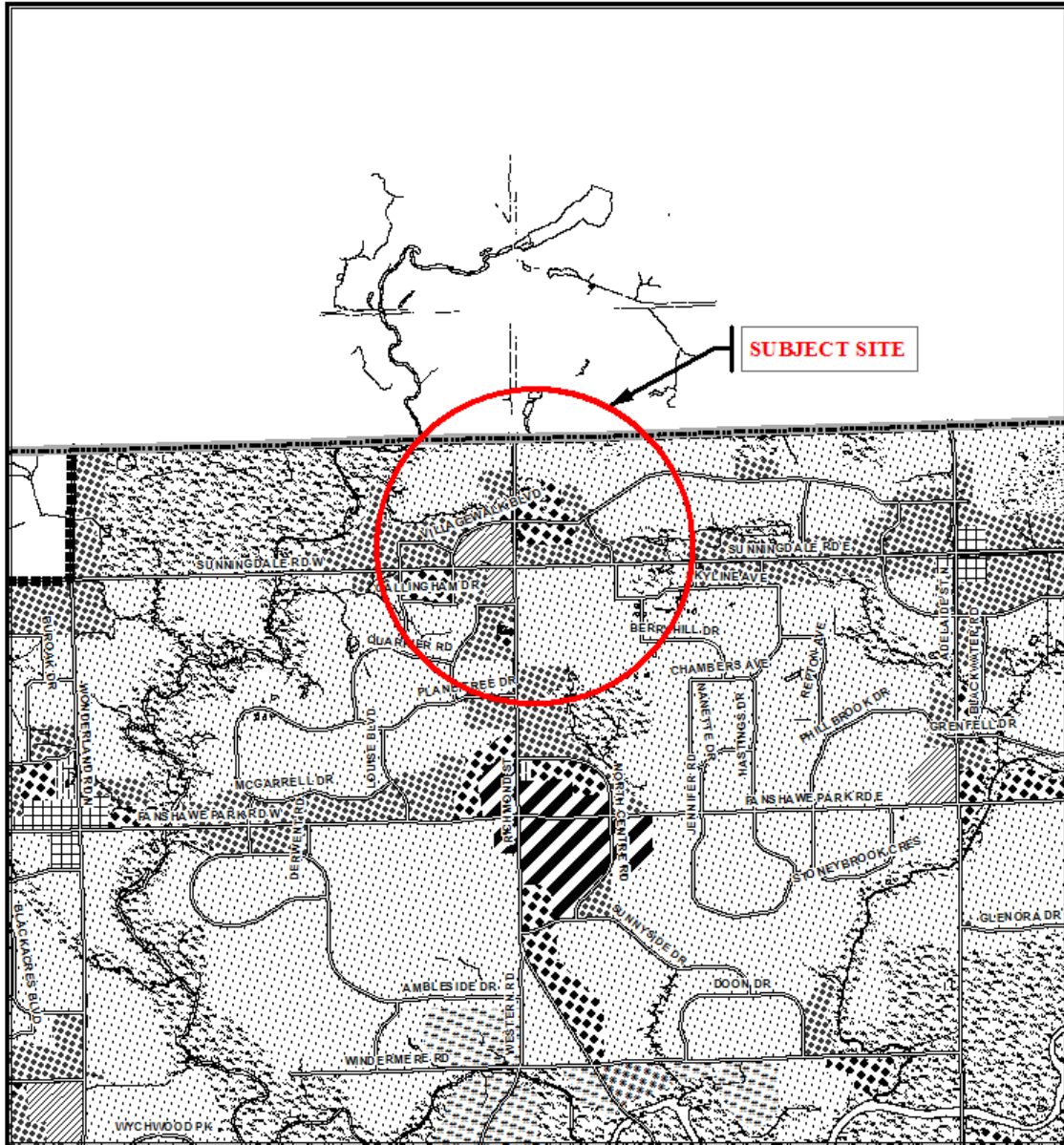
For the Official Plan amendment:

- The proposal is consistent with the Provincial Policy Statement;
- The proposal is consistent with the Uplands North Area Plan with respect to the need to provide flexibility for developers to respond to changing market conditions and providing consumer choice;
- The site is an appropriate location for a higher density residential development that has a high quality of urban design and provides a transition of density through design;
- The use of the special policy for the Multi-family, Medium Density Residential designation provides certainty and clarity to the developer, the area landowners and the City with respect to the final development;
- The proposed development takes into account the completed Sunningdale Road Environmental Assessment.

For the Zoning By-law amendment:

- The reasons noted above;
- The bonus provisions provide certainty and clarity to the developer, the area landowners and the City with respect to the final development;
- The bonus provisions require elements of public benefit related to quality urban design, underground parking and increased landscaped open space area, and planting of mature trees to mitigate the future impact of the Sunningdale Road improvements;
- If the bonus provisions are not met, then the permitted development reverts to the heights and densities permitted by the base zone that are also in keeping with the intent of the Multi-family, Medium Density Residential designation; and,
- The holding provisions will ensure that adequate municipal services and appropriate future access arrangements are provided, and provide a further opportunity for future public input into site plan matters through a public site plan meeting.

--	--

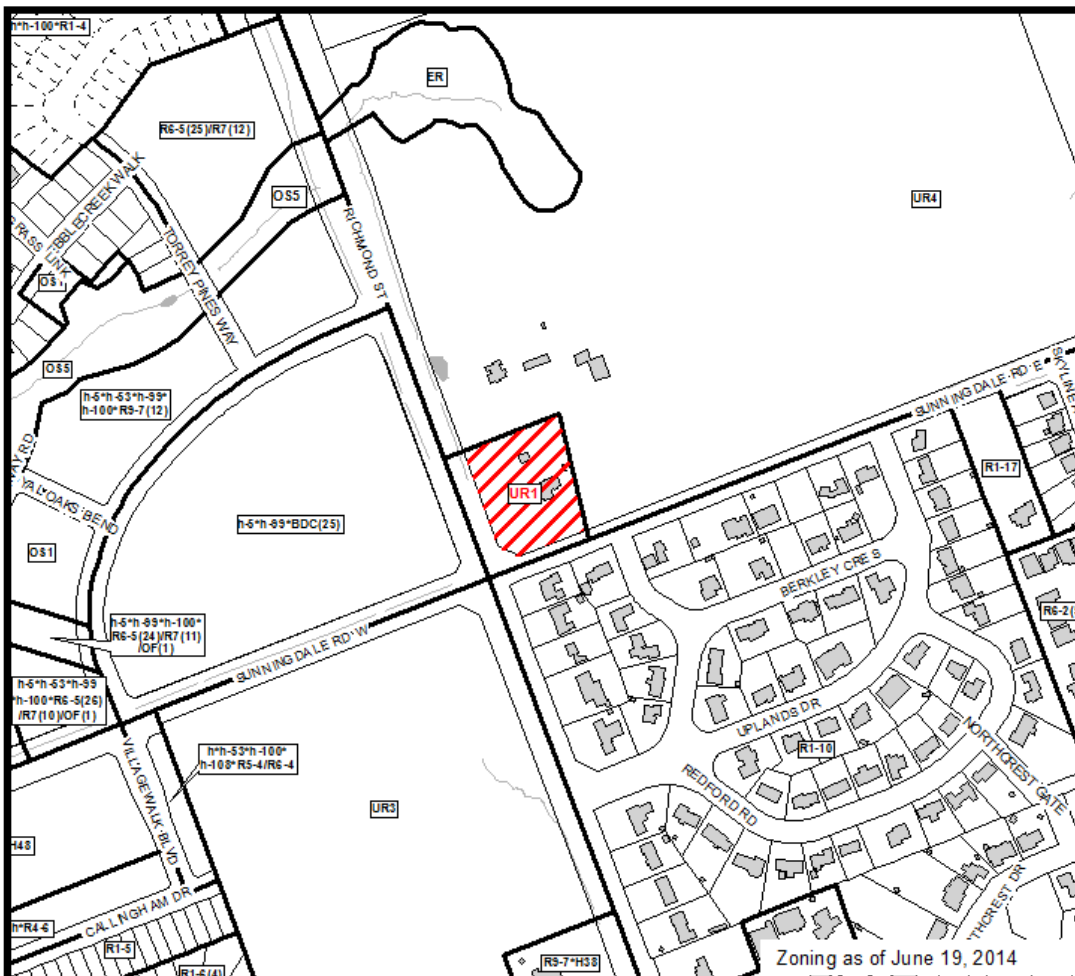


<b>Legend</b>	
<ul style="list-style-type: none"> <li> Downtown</li> <li> Enclosed Regional Commercial Node</li> <li> New Format Regional Commercial Node</li> <li> Community Commercial Node</li> <li> Neighbourhood Commercial Node</li> <li> Main Street Commercial Corridor</li> <li> Auto-Oriented Commercial Corridor</li> <li> Multi-Family, High Density Residential</li> <li> Multi-Family, Medium Density Residential</li> <li> Low Density Residential</li> <li> Office Area</li> <li> Office/Residential</li> </ul>	<ul style="list-style-type: none"> <li> Office Business Park</li> <li> General Industrial</li> <li> Light Industrial</li> <li> Regional Facility</li> <li> Community Facility</li> <li> Open Space</li> <li> Urban Reserve - Community Growth</li> <li> Urban Reserve - Industrial Growth</li> <li> Rural Settlement</li> <li> Environmental Review</li> <li> Agriculture</li> <li> Urban Growth Boundary</li> </ul>

<p style="text-align: center;"><b>CITY OF LONDON</b> Department of <b>Planning and Development</b></p> <p style="text-align: center;"><b>OFFICIAL PLAN SCHEDULE A</b> - LANDUSE -</p> <p style="font-size: small; text-align: center;">PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p>	<p>FILE NUMBER: OZ-7890</p> <p>PLANNER: BD</p> <p>TECHNICIAN: CK</p> <p>DATE: 2014/07/07</p>
---	-----------------------	--

PROJECT LOCATION: e:\planning\projcts\ip\_officialplan\work\consol00\excerpts\mxd\_templates\scheduleA\_NEW\_b&w\_8x14.mxd

--	--



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: UR1**

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"d" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

<p><b>CITY OF LONDON</b>                  PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES</p> <p><b>ZONING BY-LAW NO. Z-1</b>  <b>SCHEDULE A</b></p> <p style="font-size: small;">THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS</p>		<p>FILE NO:                  OZ-7890                      BD</p> <p>MAP PREPARED:                  2014/07/08                      CK</p> <p style="text-align: center;">1:5,000</p> <p style="text-align: center;">0 25 50 100 150 200 Meters</p>
--	--	--

--	--

<b>PLANNING HISTORY</b>
-------------------------

Uplands North Area Plan

In February 2002 the Uplands North Area Plan was initiated by landowners in the area. The Uplands North Area Plan is bounded by Richmond Street to the west, Adelaide Street to the east, Sunningdale Road to the south and the municipal boundary to the north. The Uplands North Area Plan was adopted by Council in June, 2003. The intent of the Area Plan was to serve as a guideline document for future development of the area and address such issues as mixing of dwelling types, road configurations, school locations, servicing, and location of parkland. The Area Plan and subsequent Official Plan amendments designated the subject site as Multi-family, Medium Density Residential.

Retail/Pharmacy Application (OZ-7602)

On February 2, 2009 Municipal Council refused an application by 1699257 Ontario Limited for the property located at 2118 Richmond Street. The application was for an Official Plan and Zoning By-law amendment to permit a retail/pharmacy use and offices. Planning Staff recommended approval of the application. The Ontario Municipal Board subsequently upheld Council's decision.

Apartment Building Application (OZ-7890)

On June 13, 2011 a public participation meeting was held before the Built and Natural Environment Committee (now PEC). The applicant applied to amend the Official Plan and Zoning By-law to allow for a 260 unit, 15 storey tall (50 m) apartment building. At the public participation meeting the applicant presented an alternative proposal which would permit the construction of a 113 unit, 12 storey tall (40m) apartment building and an eight unit, 13 metre tall townhouse building. Council referred this proposal back to staff for review of a revised application and a full public consultation and planning process.

Following additional public consultation and planning review, on February 27, 2012, a further public participation meeting was held before the Planning and Environment Committee regarding the proposed 12 storey building. Pursuant to the recommendations of the Planning and Environment Committee, Council:

*"...referred Clause 19 of the 6<sup>th</sup> Report of the Planning and Environment Committee back to staff for continued discussions with the developer to come to an amicable solution that residents might be happier with, in the context of medium density residential policies and regulations, and also in the context of the Community Plan.*

Clause 19 read as follows:

*19. That, notwithstanding the recommendation of the Director, Land Use Planning and City Planner, the following actions be taken with respect to the application of 1705820 Ontario Limited (York Developments) relating to the property located at 2118 Richmond Street:*

- a) *the Civic Administration **BE ASKED** to meet with the applicant to request that the application be revised in order that:
 
  - i) *the proposed apartment building is reduced by two floors; and,*
  - ii) *the proposed townhouses are built first or simultaneously with the apartment building;**
- b) *the Civic Administration **BE DIRECTED** to report back on the results of the above-noted meeting and to provide advice with respect to potential holding provisions to achieve the following:
 
  - i) *site access from Richmond Street only;**

--	--

File: OZ-7890

- ii) *quality urban design;*
- iii) *provision of a view shed study to define the views from the apartment building to the neighbouring properties south of Sunningdale Road and to provide possible remedies;*
- iv) *installation of roundabouts as per the submitted proposal;and,*
- v) *holding of a public site plan meeting;*
- c) *the Civic Administration **BE DIRECTED** to provide notice in accordance with the provisions of the Planning Act;*
- d) *the Civic Administration **BE DIRECTED** to prepare a traffic study for the area outside of Sunningdale Road and Richmond Street; and,*
- e) *the Civic Administration **BE DIRECTED** to widen Sunningdale Road as soon as possible;...*

City staff met with the applicant on April 8, 2013. The applicant agreed to a reduction to 10 storeys from the 12 storeys proposed, and that the townhouse component of the development plan will be constructed at the same time as the apartment building, further indicating the timing will be ensured since both buildings will be constructed over, and share, the underground parking.

A revised application was submitted on February 28, 2014 and accepted as complete following the provision and confirmation of additional information, on June 9, 2014. This Staff planning report is in response to and reflects the direction given in the March 21, 2012 Council resolution.

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
---

**Engineering**

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

- The applicant is advised that Transportation staff has reviewed the Transportation Impact Assessment (TIA) included with this application. The study indicated that traffic generated by the site can be accommodated through a full turn access on Richmond Street and a right in, right out only access on Sunningdale Road East. To accommodate traffic turning into the site from Richmond Street and vehicles turning onto Villagewalk Boulevard to the north a two-way left turn lane will be required on Richmond Street. The right in and right out access on Sunningdale Road East will operate within acceptable parameters and be restricted through the construction of a centre median island.
- The applicant is advised that these lands were initially intended for medium density development with access through lands to the north and east. No direct access was anticipated to either Richmond Street or Sunningdale Road East when the area plan was approved. Therefore, access to this site will be temporary until surrounding lands develop at which time access to local or collector streets will be made available and the proposed accesses closed. The site must be designed and constructed to accommodate this eventuality.
- The applicant is advised that an Environmental Assessment (EA) was approved to widen Sunningdale Road West/East between Wonderland Road North and Adelaide Street North in stages with improvements planned at the intersection of Richmond Street and Sunningdale Road West/East in 2020 and Sunningdale Road East widened east of Richmond Street in 2024. The EA recommended the Sunningdale Road West/East alignment be shifted to the north from Richmond Street easterly. Road widening dedication will be required in accordance with the new centre line alignment as shown in the approved Sunningdale Road West/East EA.



--	--

File: OZ-7890

- The Transportation Division recommends that a holding provision for access be applied to the subject site and not lifted until access is arranged to the satisfaction of the City Engineer.
- The applicant is advised that water is available from the 300 mm diameter watermain on Richmond Street or the 400 mm diameter watermain on Sunningdale Road East, to be determined at the site plan stage. Any watermain design and construction shall be designed and constructed in accordance with the latest City of London water design standards. Water quality on private property is to be reviewed and if it is of concern then premise isolation will be required all as per City of London design standards.
- The applicant is advised that there is no municipal sanitary sewer available to service the subject lands. The Wastewater and Drainage Engineering Division recommends that a holding provision be placed on the subject lands until such time as there are municipal sanitary sewers available to service the subject lands.
- The applicant is advised that there is an Imperial Oil Pipeline easement which crosses the southerly portion of the subject lands.

Based on the provided information, the SWM Unit has no objection to the official plan amendment; however, a holding provision will be required to the zoning by-law to address the following:

- The owner's Professional Engineer shall prepare a servicing report, all to the satisfaction of the City Engineer that shall address minor, major flows, SWM measures (quantity, quality and erosion control and water balance), and identify outlet systems (major and minor) in accordance Sunningdale Area Storm Drainage & Stormwater Management Servicing for Undeveloped Lands – Schedule B Class EA Final Report (AECOM 2009) and the City of London Design Specifications & Requirements and MOE's requirements.

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

### **Urban Design Peer Review Panel**

*Thank you for taking the time to meet with the Urban Design Peer Review Panel (UDPRP) on June 18, 2014 to discuss your client's proposal for a 10 storey Residential Development at 2118 Richmond Street, London, ON. We understand that the Urban Design Brief dated April, 2014 revised June 2014 and prepared by MHBC Planning with graphics by MHBC Planning and Stantec, forms part of your application for Official Plan Amendment and Zoning Bylaw Amendment.*

*The proposed development located in the north-east corner of Richmond Street and Sunningdale Road East consists of a 10 storey residential tower combined with eight (8) low-rise townhouses facing Sunningdale Road East. The applicant has noted that the site layout has been designed to support medium and high density residential use, indoor and outdoor amenity space and underground and surface parking areas.*

*The Panel offers the following observations and comments as part of the proposed project's official plan amendment and zoning bylaw amendment application:*

- 1. Provide a significant landscaped buffer to the easterly property line by reducing the number of surface parking stalls;*
- 2. Provide an appropriate landscaped buffer to the north side of the proposed townhouses by shifting the underground parking vehicular entrance to the north;*

--	--

File: OZ-7890

3. *Layout the building's surface roadways, passenger drop-off and parking areas to eliminate the 'ring road' which currently runs along the easterly and northerly edges of the site between the project's Sunningdale Road and Richmond Street vehicular entrances;*
4. *Replace the 'window street' south of the proposed townhouses with a landscaped passive recreation amenity area. Conduct a tree preservation study to determine the extent to which the existing trees can be preserved within this area;*
5. *Apply a higher architectural design standard to the building's elevations by selecting an appropriate architectural organizing device to produce a more coherent whole. In addition:*
  - a. *refine the Richmond Street 3 storey tower base by strengthening the relationship between the tower's base and the townhouse elevations;*
  - b. *provide a more effective density transition between the tower and the townhouses by further stepping the tower down towards the townhouses; and*
  - c. *rework the upper glazed floors and penthouse to provide an appropriate 'top' to the tower;*
6. *Consider implementing barrier free entries to the ground floor tower units and townhouse entries in light of the community's changing demographic; and*
7. *Develop the townhouse exposed north and east elevations via selective wall articulation, material changes and fenestration.*

*On behalf of the Panel, I thank you for your submission and presentation.*

**Upper Thames River Conservation Authority**

The UTRCA had no objections.

<b>PUBLIC LIAISON:</b>	<p>On June 18, 2014, Notice of Revised Application was sent to 53 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 June 19, 2014. A "Possible Land Use Change" sign remains posted on the site.</p>	<p>Written replies were received from 19 households with signatures from 32 individuals. One telephone reply was received from an individual who did not also submit a written response. A petition listing those who are opposed to the development, signed by 35 individuals representing 25 households was submitted. Nine of these signatures were from households that did not also submit their own written response.</p>
<p><b>Nature of Liaison:</b></p> <p>The purpose and effect of the requested Official Plan and Zoning By-law amendments is to allow a 10 storey (33 metre), 99 unit apartment building and eight, two-storey townhouse dwellings integrated into the apartment building along Sunningdale Road East, for a combined total of 107 units at a density of 123 units per hectare. This revision results from the February 27, 2012 Planning and Environment Committee meeting and the March 21, 2012 Council Resolution regarding this application.</p>		

--	--

Change the Official Plan land use designation of approximately the north  $\frac{3}{4}$  of the property **FROM** a Multi-family, Medium Density Residential designation **TO** a Multi-family, High Density Residential designation, leaving the remainder of the property in the existing Multi-family, Medium Density Residential designation.

Change Zoning By-law Z.-1 **FROM** an Urban Reserve (UR1) Zone which permits existing uses, **TO** a Residential R9 Special Provision (R9-7( )•H33) Zone to permit apartment buildings, lodging house class 2, senior citizens and handicapped persons apartment buildings, and continuum-of-care facilities at a maximum density of 150 units per hectare, with a minimum rear yard setback of 8.76 m, and an exterior side yard setback of 8.28 m. The City may consider an alternative approach including a Multi-family, High Density Residential designation for the front of the property with special policies applying to the entire site to address final built form, and bonus zoning to provide certainty regarding the final built form.

**Responses:**

There is no community support for the revised proposal. The comments received are summarized as follows:

- The community association participated extensively in the Uplands, Uplands North and Sunningdale Community Plans. The designations applied to the land were achieved through a planning process that included all stakeholders - the landowners, the city and the community. The plans were appealed to the OMB in 1999 - 2000 and the land use designations were determined through council resolution and a series of OMB decisions.
- It does not conform to the spirit or intent of the Community Plan as articulated in the OMB decision PL090268.
- The Community Plan thoughtfully designated this area medium density to allow for transition between the existing low density Uplands area and the area of high density located to the north of this property. At no time was there any objection/appeal by any landowner or city staff with this designation.
- The Community Plan identified high density adjacent to this property to the north.
- Changing the density from medium to high puts into place a potential domino of changes when a landowner "scoops" density from another landowner.
- Official Plan policies speak to the protection of long term residential housing and the need to ensure that new development being proposed is sensitive and compatible with existing residential in terms of size, scale and form.
- If the City is truly committed to citizen engagement, then stick to the plans created through this process. Otherwise, the past and current citizen engagement process is nothing more than a public relations exercise.
- Citizens having to continue to voice objection over issues that were previously adjudicated. The OMB decision made reference to these concerns and commented, "The Board is sensitive to the concern of the residents that changes to approved zoning may give rise to civic fatigue..."
- Current Multi Family Medium Density designation more compatible with existing low density development to the south.
- The new proposal does not change the fact that a high density residential development is being proposed directly across from single detached dwellings. The proposal is not compatible in scale or design with the existing neighbourhood.

--	--

- Approval of the application would subvert the City’s own Community Planning process.
  - the Sunningdale Road EA is not taken into account. It is inappropriate to locate the building so close to the future road allowance. There will be no space for trees and landscaping. The future possible relocation of the Imperial Oil Pipeline is not addressed.
  - The applicant has been previously advised that the entry and exit points to Richmond and Sunningdale will not be allowed.
  - The rationale in the MHBC Planning Justification Report is inconsistent with the Provincial Policy Statement, the Official Plan and the Uplands North Area Plan.
  - The site is not large enough to allow for a transition of scale between high density residential development and the existing single family neighbourhood. A row of townhouses at the base of the tower does not provide a sufficient transition.
  - The upper floor balconies facing south will destroy the privacy of the homes directly to the south and the east.
  - Increased traffic flow will reduce pedestrian safety. There are currently no sidewalks or street lights on Sunningdale.
  - High density residential demands for the area have already been met by the new Tricar building on Sunningdale west of Richmond, and by the High Density Residential designation to the north of the subject property.
  - Council directed that staff have *“continued discussions with the developer to come to an amicable solution that residents might be happier with, in the context of the medium density residential policies and regulations, and also in the context of the Community Plan”*. No legitimate attempt to address this clause was made. The revised application does not meet these criteria.
  - Proposed medians on Sunningdale and increased traffic volume will result in cut-through traffic through the existing neighbourhood at the south-east corner of Sunningdale and Richmond.
  - The parking in front of the building does not appear functional.
  - There is no opportunity for tree retention.
- This report reflects comments received up to July 10, 2014. Any responses received after that date will be included in the “added” PEC agenda and reported verbally at the public meeting.

**DISCUSSION**

**What is the nature of the revised application?**

The applicant is proposing the construction of a 10 storey (33 metre), 99 unit apartment building and eight, three-storey townhouse dwellings integrated into the apartment building along Sunningdale Road East, for a combined total of 107 units at a density of 123 units per hectare. To facilitate this proposal, the applicant requested an Official Plan amendment for the approximate rear three-quarters of the property from “Multi-family, Medium Density Residential” to “Multi-family, High Density Residential”, and a Zoning By-law amendment to a Residential R9 Special Provision (R9-7( )•H33) Zone. The requested zone would allow a maximum density of 150 units per hectare, a maximum height of 33 metres, a minimum rear yard setback of 8.76 m, and an exterior side yard setback of 8.28 m.

--	--

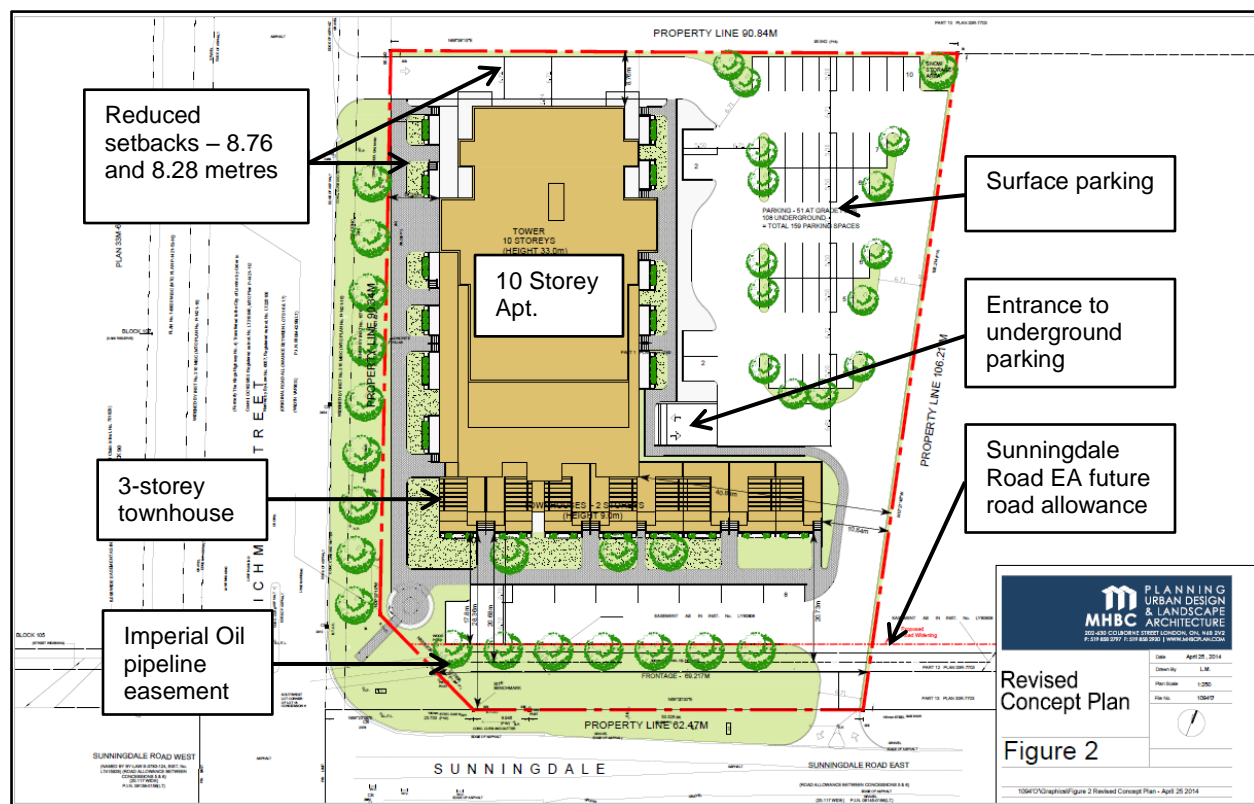
File: OZ-7890

The proposal includes underground parking which includes parking spaces and internal access to the townhouse units.

The proposal under consideration includes the following key departures from the previous proposal:

- One zone across the entire site instead of split zoning;
- Number of storeys reduced from 12 to 10;
- Number of units reduced from 121 to 107 (138 uph to 123 uph);
- Townhouses connected to the apartment building in response to comments from the Urban Design Peer Review Panel (UDPRP);
- Different architectural style in response to comments from the UDPRP.

Applicant's Revised Proposed Site Concept (April, 2014)  
(labels added for information)



Following recent discussions between City staff and the applicant, and as further discussed below with respect to bonusing and urban design, the applicant further revised the application to:

- request that the Multi-family, Medium Density Residential designation be maintained with a new special policy to allow development to a maximum height of 10 storeys and a maximum density of 123 units per hectare provided enhanced urban design and bonusing policies are met;
- request a Residential R6/Residential R8 Bonus (R6-5/R8-4•B-\_\_) Zone be applied to the site; and,
- provide modifications to the proposed site concept to:
- eliminate the driveway and parking spaces to the south of the building and replace it with a landscaped area, the details of which are to be determined at the site plan stage; and,
- reduce the above-ground parking in the north-east portion of the site, increase the landscaped open space, and reconfigure the drive aisle located along the east property line for large and emergency vehicles to reduce the amount of asphalt and slow vehicles, while retaining opportunities for future permanent vehicular access to these

--	--

File: OZ-7890

lands from surrounding undeveloped lands to the north and/or east. These changes may be subject to further modification subject to technical requirements at the site plan approval stage.

Applicant's Revised Site Concept Following Recent Discussions with City Staff (July 9, 2014)  
(labels added for information)



South Elevation (Sunningdale Road East)



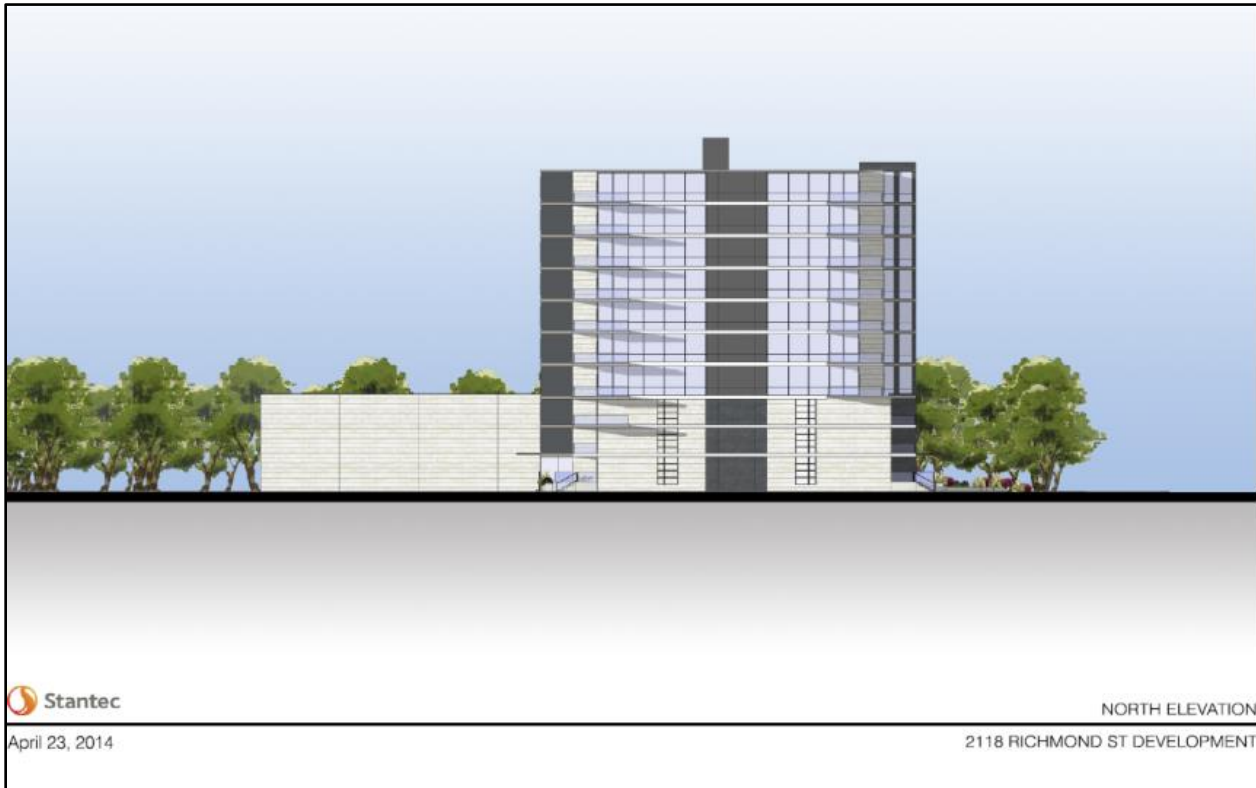
--	--

File: OZ-7890

West Elevation (Richmond Street)



North Elevation



--	--

East Elevation



**2014 Provincial Policy Statement**

The 2014 Provincial Policy Statement (PPS) came into effect on April 30, 2014. It applies to all applications under the *Planning Act*, regardless of the date of submission of the original application.

The February 27, 2012 staff report provided an analysis of the PPS, generally indicating that development within the policies of the Multi-family, Medium Density Residential designation would be consistent with the policies of the PPS with respect to the provision of an appropriate range and mix of residential, employment, recreation and open space uses and the maintenance of an adequate supply of lands available for residential intensification and redevelopment. The 2014 PPS does not contain changes of substance that would affect staff's previous evaluation of the application for high density residential development.

The *Planning Justification Report – 2118 Richmond Street* (MHBC Planning, March 2014) contains analysis related to the 2005 PPS, having been prepared prior to the 2014 PPS coming into effect. The report indicates that the development concept proposed for the subject lands is consistent with the policies of the PPS, setting out a number of reasons related to compact urban form and residential intensification in appropriate areas, land use compatibility, transition of density, providing a range of housing choice, supporting alternative forms of mobility, utilizing existing and planned services, and lack of impacts on environmental and cultural resources.

**Response to Council Resolution of March 21, 2012**

Compliance with the Multi-family, Medium Density Residential designation

The applicant acknowledged that the Multi-family, Medium Density Residential designation framework does not accommodate the proposed development, and requested an Official Plan amendment on the rear part of the property to permit the apartment building component of the development. The proposal was to maintain the Multi-family, Medium Density Residential designation adjacent to Sunningdale Road East in order to provide certainty to the land owners



--	--

within the Uplands neighbourhood that the front portion of the development would have a medium density form.

The *Planning Justification Report* (MHBC Planning, March 2014) contains analysis related to the general objectives of the Residential designations, and the Multi-family, Medium Density Residential and Multi-family, High Density Residential designations.

City staff sought an alternative to the proposed split medium and high density residential designation that would provide certainty and clarity for the developer, area landowners and the City with regard to the final development. The Residential land use designations permit policies for specific residential areas where it is appropriate to address development opportunities and constraints through specific policies that provide additional guidance to the more general policies of the Official Plan. The subject site is an appropriate location for a higher density residential development through the use of a special policy for the Multi-family, Medium Density Residential designation by continuing to facilitating uses that are permitted within the designation while allowing for additional heights and densities in return for certainty and clarity to the developer, the area landowners and the City with respect to the final development.

The proposed special policy also maintains the intent of Chapter 10 of the Official Plan, which permits Council to adopt policies for Specific Areas based on one of several criteria, one of which is *“the change in land use is site specific and is located in an area where Council wishes to maintain existing land use designations, while allowing for a site specific use.”* Following discussions with City staff, the applicant agreed to amend the application to reflect this approach.

An Official Plan amendment is required because the general Multi-family, Medium Density Residential policies of the Official Plan include policies related to the scale of development which generally limit building height to a maximum of four storeys and net residential density to a maximum of 75 units per hectare.

Further to the policies related to building scale noted above, the Official Plan permits the maximum height to exceed this limit, and also permits the maximum density to be increased to a maximum 100 units per hectare through the use of bonus zoning provisions of Section 19.4.4 of the Plan. Generally heights are not increased above six storeys in keeping with the policies of the Plan.

The bonusing policies of Section 19.4.4 of the Official Plan contemplate increases to the scale of development through the use of bonus zoning in return for eligible facilities, services or matters which provide a public benefit and are identified in the Official Plan. Section 19.4.4 of the Official Plan states that bonus zoning will be used to support the City’s urban design principles and may include one or more objectives which include supporting the provision of underground parking, and to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space.

The form of development proposed for the subject lands contemplates a maximum height of ten storeys and a maximum density of 123 units per hectare, in excess of the generally permitted heights within the Multi-family, Medium Density Residential designation and the maximum bonusable density of 100 units per hectare. Specifically these benefits include quality urban design, the provision of underground parking and the concurrent provision of additional landscaped open space, and the planting of mature trees between the building and Sunningdale Road East.

The proposed form of development for the subject lands is a ten storey apartment building with a three storey townhouse form integrated into the base of the apartment building on the south face adjacent to Sunningdale Road East. Apartment buildings and townhouses are permitted uses within the Multi-family, Medium Density Residential designation. The proposed special policy would allow for site specific increases to the permitted scale of development in return for matters which provide a public benefit.

--	--

Without compliance with the bonus zoning provisions, the permitted intensity of use on the lands would remain within the base maximum height of 4 storeys and maximum density of 75 units per hectare as permitted by the Multi-family, Medium Density Residential designation.

Community Plan

The Uplands North Area Plan was adopted by Council in June 2003 and contains a Preferred Land Use Plan which delineates the subject lands for medium density residential land uses. It's evaluation of compliance of the proposal with the Community Plan, the MHBC *Planning Justification Report* references text related to the need to provide a mix of housing types, and flexibility to meet market demands, and commentary on residential densities and intensification opportunities within the Planning Area.

Discussions with the Applicant Regarding Building Height and Timing of Construction of Site Components

City Planning staff met with York Developments on April 8, 2013 in response to the Council Resolution of March 21, 2012. York Developments agreed to a reduction in the height of the building from 12 storeys to 10 storeys, and to construct the townhouses at the same time as the apartment building. They further indicated that the simultaneous construction was insured since they will both be constructed over, and share, the proposed underground parking.

Prior to the submitting the revised application, the applicant modified the proposal to incorporate the townhouse component at the base of the tower as part of the same building. It is expected that the entire structure will be built at the same time.

Merits of holding provisions to address various matters

Site access from Richmond Street Only

Dillon Consulting prepared the *2118 Richmond Street Transportation Impact Assessment* (August, 2013) on behalf of York Developments to address the intersection of Richmond Street and Sunningdale Road, and the proposed private accesses to the site.

The proposed site design incorporates two accesses to the site:

- on Richmond Street near the north property line, which is proposed to function as the primary site access with full turning movements;
- near the south-east corner of the site, which is proposed to function as a secondary site access and will be restricted to right-in/right-out movements only.

The Dillon report recommended the implementation of a two-way left turn lane on Richmond Street to facilitate southbound access to the primary entrance to the site, and to facilitate southbound egress from the site to Richmond Street. The report also concluded that right-out, southbound movements from the site onto Sunningdale Road East would not interfere with the westbound left turn lane from Sunningdale Road East to Richmond Street. The median proposed by the Sunningdale Road EA, or a pork-chop island within the throat of the proposed access would provide the necessary turning restrictions for right-in/right-out access only.

The Dillon report indicates that in the future, the full site access to Richmond Street is intended to be restricted to right-in/right-out access only, and that a full future access link to the arterial road network will be via a future internal connection to the secondary collector road network within the Uplands area when the lands to the east are developed.

The Transportation Division accepts that the right-in/right-out access on Sunningdale Road will operate within acceptable parameters and be restricted through the construction of a centre median island. However, the opinion of the Transportation Division differs from the results of the Dillon study with respect to the permanency of the accesses to Richmond Street and Sunningdale Road East over the long term indicating that *"No direct access was anticipated to either Richmond Street or Sunningdale Road when the area plan was approved. Therefore*

--	--

*access to this site will be temporary until surrounding lands develop at which time access to local or collector streets will be made available and the proposed accesses closed. The site must be designed and constructed to accommodate this eventuality.”*

Based on the findings of the Dillon report, City staff are recommending that access be limited to Richmond Street in the short term. Over the long term, the Transportation Division supports the ultimate removal of these accesses and all access being provided through adjacent developments to the north and/or east in the future.

The Transportation Division requested that a holding provision for access be applied to the site and not lifted until access is arranged to the satisfaction of the City Engineer. The staff recommendation includes the use of the h-11 holding provision, which reads *“To ensure the orderly development of lands and the adequate provision of municipal services, the “h-11” symbol shall not be deleted until a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of Council is entered into with the City of London.”* The details of this agreement will be determined at the site plan approval stage.

Quality Urban Design

The Urban Design policies of Chapter 11 of the Official Plan apply to all development proposals but are especially important where density bonusing is proposed. These policies and principles relate to the visual character, aesthetics, and compatibility of land use, and to the qualitative aspects of development.

MHBC Planning submitted the *2118 Richmond Street Urban Design Brief* (April 2014 – Revised June 2014) on behalf of York Developments, which provides a response to the applicable urban design principles of the Official Plan. The report sets out a series of design goals and objectives related to providing a transition in height, creating a strong, visually appealing and walkable street edge, providing for transit supportive development in the future, providing appropriate landscaping, using superior building materials and finishes, and providing private amenity space for the residents.

Taking guidance from the input of the Urban Design Peer Review Panel and discussions with City Urban Design and Planning staff, the applicants submitted a slightly modified site concept which eliminated the drive aisle and parking spaces in front of the building adjacent to Sunningdale Road East, removed a significant number of surface parking spaces from behind the building (while still meeting the parking requirements of the Zoning By-law), increased the amount of landscaped open space, and provided a less direct route through the parking lot to slow vehicles. The applicant also agreed to the planting of mature trees in the landscaped open space area between the building face and Sunningdale Road as part of the bonus provisions that must be met in order to allow the development to proceed.

The bonus provisions contained in the recommended Zoning By-law amendment to allow for the proposed development require the development to be in accordance with the site concept (revised July 9, 2014) and the elevations contained in this report, with some minor variations to the building elevations at the discretion of the City Planner. They also identify the key design components that must be met, addressing the massing and location of the building, locations of main and supplementary entrances, and architectural treatment. For the site, they address the planting of nine mature (minimum 11 cm diameter at breast height) trees to help reduce the visual impact of the new building on the existing dwellings south of Sunningdale Road East, placement of parking in unobtrusive locations, and increased landscaped amenity areas.

Additional design matters to be considered at the site plan approval stage are articulated in clause (d) of the recommendations at the beginning of this report. They relate to the expectation that the landscaped open space area adjacent to Sunningdale Road will be developed as a passive private-public space with a variety of elements, and minor adjustments to the building elevations such as better integrating the mechanical penthouse, and providing more architectural detail on the east and north elevations of the townhouse component.

--	--

The Urban Design Peer Review Panel suggested some refinements intended to help advance the design of the proposed development. The UDPRP’s detailed comments are reproduced in the Agency Comments section of this report and are, where appropriate to the broader circumstances of the site, incorporated by staff in the recommendation and reflected either in the Bonus Provisions or the matters to be considered at the site plan stage.

Public responses specific to this proposal addressed a number of site issues pertaining, other than to the size of the building, the interface between the existing and new development. Many of those issues are addressed through clarification of the impacts of the Sunningdale Road EA later in this report, and through the removal of the parking aisle and parking spaces in front of the building. In addition, staff recommend that the matter of the potential impacts of building lighting on the existing residences be considered at the site plan stage.

Matters addressing quality Urban Design will be addressed through the recommended bonus provisions, the matters recommended to be considered by the Site Plan Approval Authority, and the holding provision requiring a public site plan meeting. Therefore, holding provisions specifically addressing quality urban design is not required or recommended.

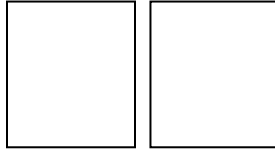
Viewshed Study

City staff requested that the viewshed analysis be completed as part of the application revision rather than through the application of a holding provision at the site plan stage. The building height, intended to be established through the rezoning, is a factor in evaluating and mitigating the viewshed and privacy issues.

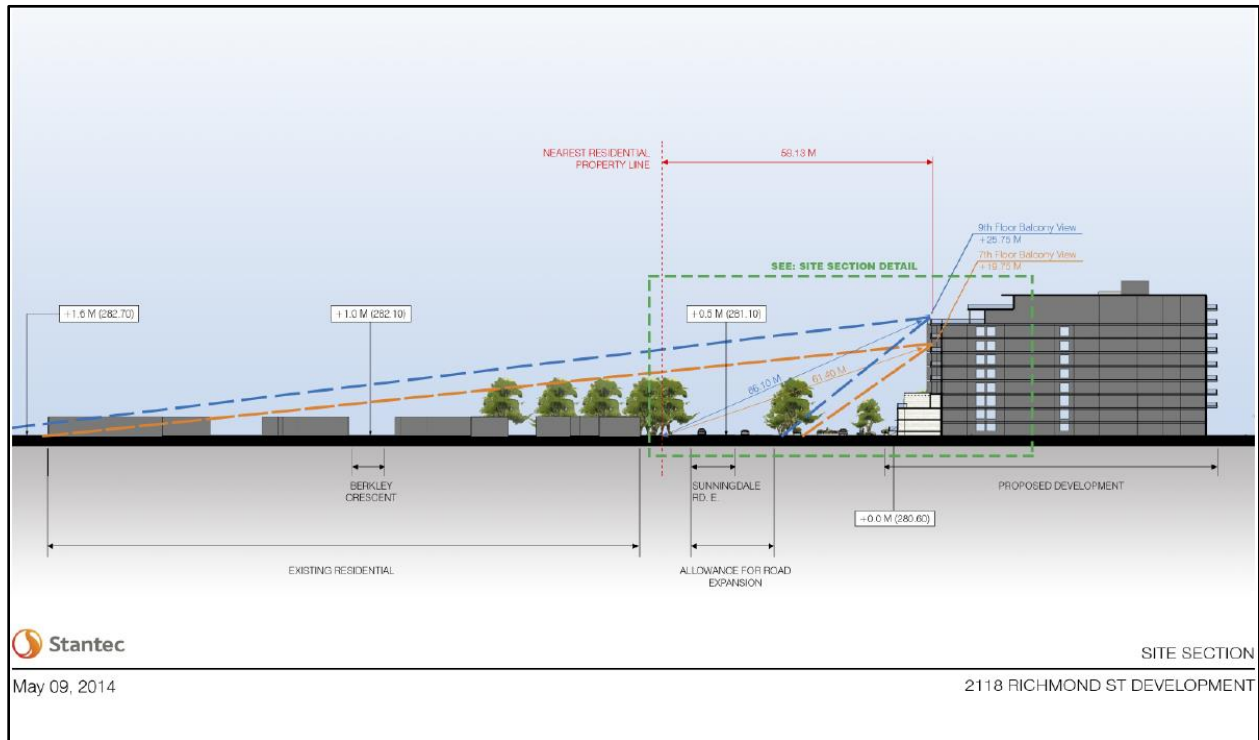
MHBC Planning’s *Urban Design Brief* and an appendix to their *Planning Justification Report* provided a viewshed analysis consisting of drawings and explanatory text. The analysis generally indicated that privacy issues are mitigated by:

- the viewing distance from the proposed tower to the nearest point of an adjacent single detached residential property line;
- the recession of the 10<sup>th</sup> floor further increasing the viewing distance;
- interruption of views by mature trees located along both sides of Sunningdale Road East, and the foliage of the heavily planted properties south of the road allowance; and,
- the oblique view angle from the higher floors, resulting in a view of roofs rather than into windows.

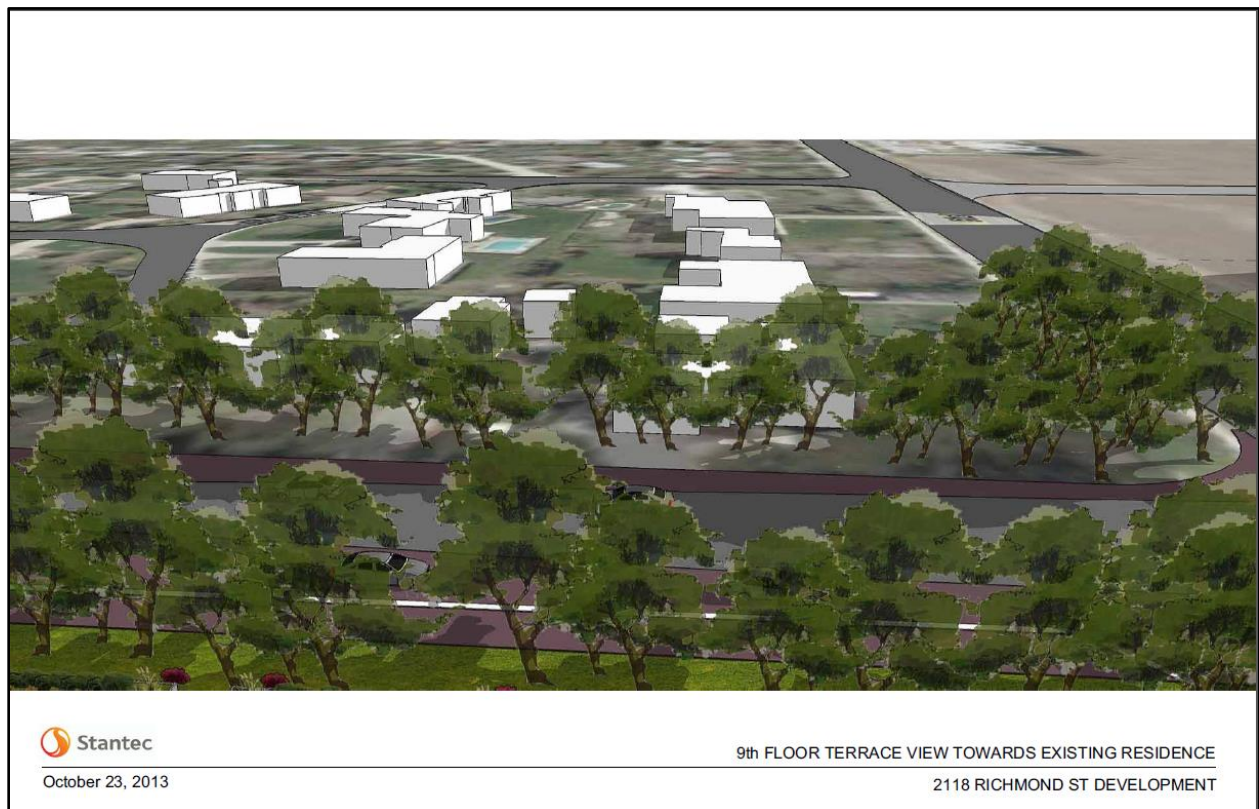
The drawings reproduced below illustrate these principles.



Viewshed Cross Section



Ninth Floor Terrace View Toward Existing Residences

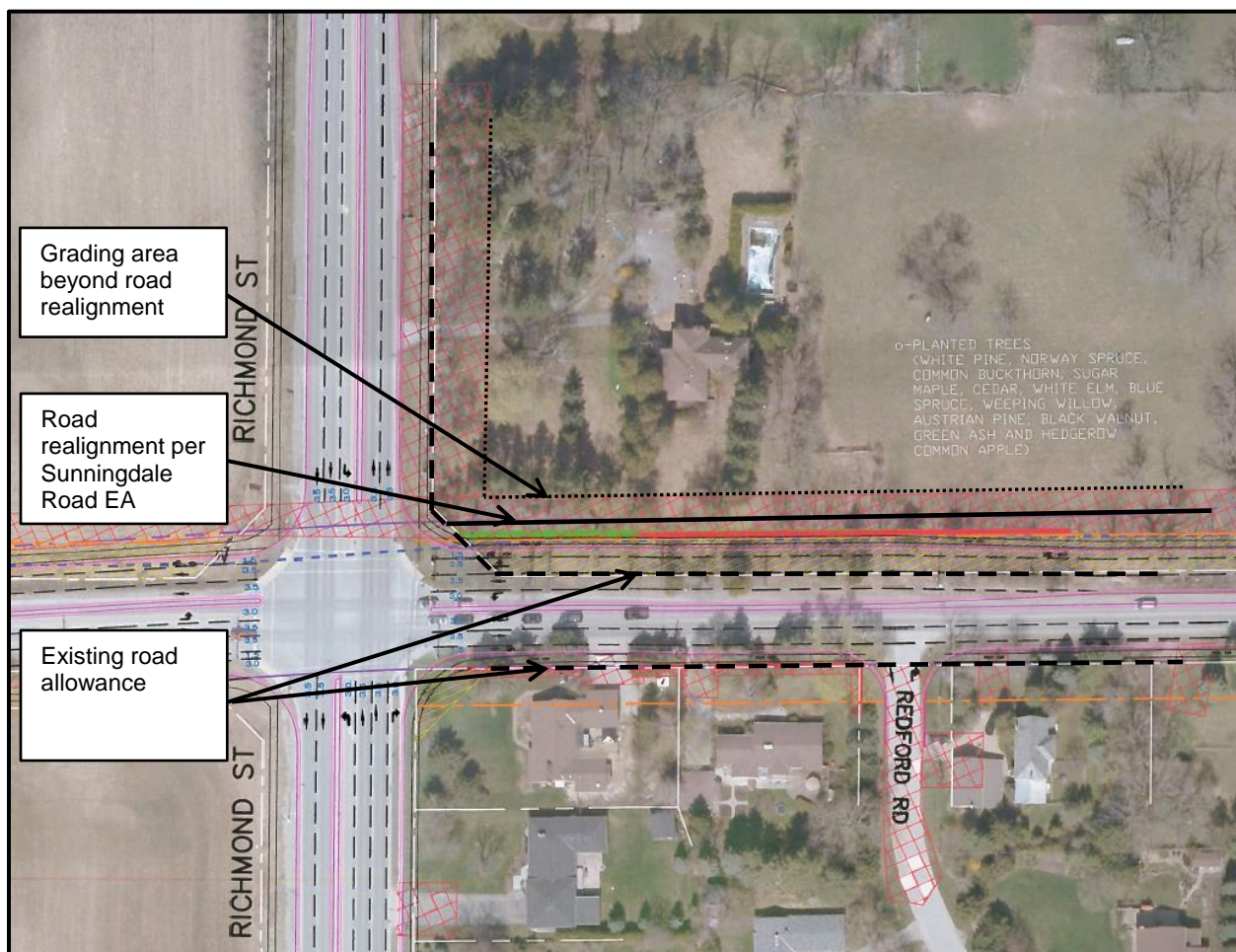


--	--

File: OZ-7890

City staff has some concerns about viewshed mitigation based on existing or future mature trees. The northerly shift of the Sunningdale Road East alignment, road construction, and associated grading beyond the road allowance in accordance with the Sunningdale Road EA, will result in the removal of the existing mature boulevard trees on the south side of Sunningdale Road East and the removal of all of the trees within the widened road allowance and the grading area on the north side. Staff also anticipate that grading and construction activities for the proposed development will result in the loss of mature trees outside of the road grading area. Furthermore, Transportation Division staff have advised that the future road design will allow for little to no softscaping on Sunningdale Road East between Richmond Street and Uplands Drive. Therefore, the mitigating impact of mature trees on privacy concerns cannot be relied upon. It is expected the greatest impact would be on the three single detached properties that front on Sunningdale Road. However, in an effort to reduce the impacts of the removal of trees on the north side of Sunningdale Road, the recommendation requires the planting of nine mature trees as part of the landscaping plan between the south building face and Sunningdale Road.

Extract from Preferred Solution – Sunningdale Road EA  
(labels added for clarification)



Installation of Roundabouts as per the submitted proposal

At the February 27, 2012 PEC meeting York Developments proposed to install two roundabouts at its own expense at the intersections of Berkley Crescent and Redford Road, and Berkley Crescent and Uplands Drive, to resolve neighbourhood concerns about cut-through traffic.

It was determined that the incorporation of roundabouts within the Uplands neighbourhood is not a feasible resolution due to space constraints and technical design requirements. A holding provision is not recommended.

--	--

Holding of a Public Site Plan Meeting

The inclusion of a holding provision for a site plan public meeting is recommended. This will provide for the opportunity for public involvement:

- in the event the lands are developed for medium density uses in accordance with the recommended base Residential R6/Residential R8 zone, for which a site concept has never been prepared or circulated; and,
- in reviewing the detailed design for the proposed development to be permitted through the recommended bonus provisions, particularly the design of the landscaped open space area between the building face and Sunningdale Road East.

Engineering has requested the application of holding provisions for the submission of engineering studies and the provision of full municipal services at the site plan approval stage. These requests are addressed through a holding provision (h) which requires *“To ensure the orderly development of lands and the adequate provision of municipal services, the “h” symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development.”*

Transportation Study Outside of Sunningdale Road and Richmond Street

A Schedule C Municipal Class EA (*Sunningdale Road Improvements – Wonderland Road North to Adelaide Street North – Environmental Study Report*) was completed by AECOM in May 2013.

The alignment of Sunningdale Road East in this location is to be shifted to the north. The proposed road widening as shown on the Revised Concept Plan Figure 2 (MHBC Planning, April 25, 2014) reproduced earlier in this report appears to accurately reflect the recommended new road alignment.

The report concluded that improvements to Sunningdale Road, in the form of urbanization, traffic signalization and widening from two to four lanes would be required to meet the projected transportation requirements in the northwest quadrant of the City. The Richmond Street intersection improvements include the addition of left/right turn lanes, tapers and storage on all four quadrants. Medians will be used to divide westbound and eastbound lanes. Sidewalks will be provided on both sides of Sunningdale Road and on-road bicycle lanes are recommended. Improvements to the Richmond Street and Sunningdale Road intersection were identified as a priority (5 – 10 years) from a traffic demand perspective.

The recommended solution requires a road dedication from the subject lands and will also involve grading onto the subject property. In order to avoid the need for a retaining wall which would interfere with the proposed Sunningdale Road access to the site, the developer will be required to increase the grade of the subject property in accordance with the proposed centerline grade in the Sunningdale Road EA.

The Imperial Oil pipeline easement is located just inside the identified future road allowance along the north side of Sunningdale Road East in front of the subject property. The Sunningdale Road EA identified several locations along Sunningdale Road where the horizontal alignment of the Imperial Oil pipeline needs to be moved to the north. While the area adjacent to the subject property is not identified, Transportation Division staff advise that there is the possibility that the pipeline may need to move to the north as detailed designs for the road reconstruction are prepared and finalized. Imperial Oil requires buildings to be set back 20 metres from the centerline of the pipeline. The proposed building is to be located 20.68 metres from the centerline of the pipeline easement. Should the development proceed prior to the road construction, and if the pipeline needs to be moved to the north, there is the possibility that the pipeline would be relocated closer than 20 metres from the building. In that event, the City might be required to incur additional construction costs to mitigate the possible impacts.

--	--

**File: OZ-7890**

In the interim, it is recommended that at the site plan stage, the Approval Authority be requested to consider confirmation of the location of the centerline of the Imperial Oil pipeline in its existing location, prior to finalizing the building location to ensure that it is no closer than 20 metres.

Timing of Future Road Widening

The 2014 Development Charges Background Study states that construction of the Richmond/Sunningdale intersection will occur in 2020 and the widening of Sunningdale Road east of Richmond Street will occur in 2022.

<b>CONCLUSION</b>
-------------------

The proposed Official Plan and Zoning By-law amendments will permit the construction of a ten-storey apartment building with a low-rise townhouse form integrated into the base of the tower fronting Sunningdale Road East, provided bonusing provisions with respect to urban design, underground parking and related landscaped open space, and the planting of mature trees are met. The use of the bonus provision will provide certainty and clarity to the applicant, the public and the City as to what will be constructed on the site. Should the required bonus provisions not be met, the development of medium density housing forms will be permitted at heights and densities consistent with the Multi-family, Medium Density Residential policies of the Official Plan. The use of holding provisions will ensure that arrangements are made for the provision of adequate municipal services, future internal access to the site, and an opportunity for public input at the site plan stage is provided.

<b>SUBMITTED BY:</b>
<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>

July 11, 2014

BD/

Attach.

Y:\Shared\implemen\DEVELOPMENT APPS\2011 Applications 7854 to\7890OZ - 2118 Richmond St (CS)\Third Round March 2014\2118 Richmond Street OPA-ZBL Amendment Report.docx



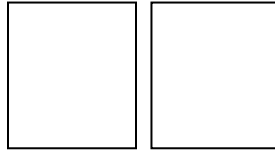
--	--

File: OZ-7890

**Responses to Public Liaison Letter and Publication in “The Londoner”**  
 (Note: these include respondents from 2011 and 2012 who may not have responded to the current proposal)

**Written**

Stoneybrook Heights/Uplands Residents Association- Dan Brown President 75 Pine Ridge Grove N5X 3H3	Drewlo- George Bikas-Manager, Land Development P.O. Box 6000, Komoka ON N0L 1R0 (attached)
Lloyd and Lucille Switzer 5 Redford Road N5X 3V5	Michael and Lorna Smith 21 Berkley Crescent N5X 3V5
Tracy Quinton 29 Sunningdale Road East N5X 3Y3	M. Kathryn Munn and John D. Godbolt 2090 Richmond Street N5X 4C1
Tom and Inga Slade 37 Uplands Drive N5X 3V6	Carol and John McWilliam 115 Sunningdale Road East N5X 3Y9
Gerald Cook and Laura Reid 14 – 27 Northcrest Drive N5X 4B1	David Naish 1970 Richmond Street N5X 3Z2
Philip and Kristina Wiebe 73 Sunningdale Road East N5X 3Y9	Loretta and Franz Bronnenhuber 9 Redford Road N5X 3V5
Stanley and Dora Jo Wilkins 2016 Richmond Street N5X 3V6	Mr. and Mrs. Tim Beldon 25 Uplands Drive N5X 3V6
Reg and Jennifer Chavis 31 Uplands Drive N5X 3V6	Manuel and Tanya Abeleira 33 Uplands Drive N5X 3V6
Gordon McLean 103 Sunningdale Road East N5X 3Y9	Jeff Newsome 11 Redford Road N5X 3V5
Mr and Mrs Patrick Hogan 27 Uplands Drive N5X 3V6	Mr and Mrs. D. Hillis 23 Uplands Drive N5X 3V6
Victor Nemcek 33 Redford Road N5X 3V5	Margaret and Leszek Biurkowski 9 Uplands Drive N5X 3V6
Paul and Jane Martin 11 Uplands Drive N5X 3V6	Mrs A Pellow 17 Uplands Drive N5X 3V6
J.P. Lewicki 10 Uplands Drive N5X 3V6	Sal Circelli 14 Uplands Drive N5X 3V6
Bridget Von Schmeling 15 Redford Road N5X 3V5	Mikio Ikeda 21 Redford Road N5X 3V5



Mrs. A Nicolussi 23 Redford Road N5X 3V5	Tracey and Cory Sargent 25 Redford Road N5X 3V5
Webb Bonnie 45 Redford Road N5X 3V5	Lydia Pacifico 35 Redford Road N5X 3V5
Raheb Barghi 36 Redford Road N5X 3V5	Patricia Jacklin 39 Redford Road N5X 3V5
A.E. Green 34 Redford Road N5X 3V6	Barb Gutowski 26 Redford Road N5X 3V5
Walker and Nancy Schofield 16 Redford Road N5X 3V5	Ruth Sells 22 Uplands Drive N5X 3V6
Vera Faltynek 17 Berkley Crescent N5X 3V5	Renato and Stephanie Gasparotto 41 Redford Road N5X 3V5
John Green 16 Berkley Crescent N5X 3V5	Andrew Parrent 27 Redford Road N5X 3V5
Assunta Pepe 11 Berkley Crescent N5X 3V5	Dorinda Greenway Address unknown
Ezio and AnnaMaria Cucinelli 12 Berkley Crescent N5X 3V5	Claudio De Vincenzo 10 Redford Road N5X 3V5
Kerrie Inskip and Barbara Jovanovic Richmond Street N5X 3V6	George and Helen Katchabaw 7 Redford Road N5X 3V5
Craig Gauld 20 Berkley Crescent N5X 3V5	Carol and John McWilliam 115 Sunningdale Road East N5X 3Y9
Tony Cottle 2058 Richmond Street N5X 3V6	Laura and Brent Peterson 261 Meadowsweet Trail N5X 0A4
Gary Cook and Laura Reid 49 Sunningdale Road East	Tony Basacco, Fahima Akhi and Wahid Amiry 2080 Richmond Street N5X 3Z6
Paul and Linda Armstrong 30 Redford Road N5X 3V6	Martin and Katarina Robertson 49 Sunningdale Road East N5X 3Y9
Dan and Wendy Robinson 12 Redford Road N5X 3V5	Archie Grace 47 Northcrest Drive N5X 3V7
Les Flodrowski 32 Northcrest Drive N5X 3V8	Paul Barge 57 Northcrest Drive N5X 3V7

--	--

File: OZ-7890

Mike Sheehan 20 Northcrest Drive N5X 3V8	Romyn Amiry 81 Sunningdale Road East N5X 3Y9
--	--

**Telephone**

Dave Griffin  
1223 Sunningdale Road East  
N5X 4B1

--	--

File: OZ-7890

**From:** George Katchabaw [REDACTED]  
**Sent:** Sunday, June 29, 2014 1:59 PM  
**To:** Debbert, Barb  
**Subject:** OZ-7890 re 2118 Richmond Street

This developer doesn't get the message that the proposal needs more change than just a new date.

The location map, shown on page 3 of the "revised" application to amend the official plan & zoning by-law, shows the planned location of the soon to be expanded Sunningdale Road in relation to 2118 Richmond Street. Assuming this location map is correct, the revised concept plan, figure 2 on page 4, is just not possible.

The northerly edge of Sunningdale Road (from page 3) would run right along the edge of the townhouse buildings in the concept plan on page 4. There would be no spacious treed area as shown on page 4. I can't believe that anyone would consider putting townhouses that close to a four-lane arterial road.

In addition, the developer is still showing entry and exit to this location from Sunningdale Road, in spite of having been informed previously that this would not be allowed.

In case we have not been clear about our position respecting this proposal.....TURN IT DOWN!!!

George & Helen Katchabaw  
7 Redford Road

--	--

File: OZ-7890

**Michael & Lorna Smith  
21 Berkley Cres  
London ON N5X 3V5**



Ms Barb Debbert  
London City Planning Division  
London ON N6A 4L9

July 6, 2014

**Re: Project – 2118 Richmond Street OZ-7890**

Dear Ms Debbert

We are **again** writing to express our opposition regarding the application for a Land use Change and a zoning change for the property at 2118 Richmond Street– from medium density to High Density.

We purchased our property 6 years ago after much research. We chose Uplands because of the ultra low density and village atmosphere. We did this after much investigation such as **reviewing the official plan** and the potential future development to the north of Sunningdale.

**The MHBC Planning Justification Report: 1705820 Ontario Limited** for the last application on this property is not consistent with the development intentions as set out by the Official Plan and any change would undo all the work accomplished to date and subvert the planning process. **Nothing has changed with regard to this new proposal. Ten floors vs. 12 floors is still high density and a few townhouses do not create a large enough buffer between low density and high density.**

A change at this point would make the official plan and the whole planning process meaningless. All this application does is attempt to wear down our opposition over a period of time.

We would like to address a number of inconsistent arguments in the Planning Justification Study:

**1. Re Planning Act and Provincial Statement**

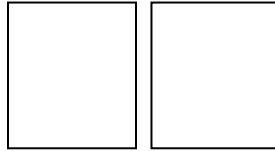
The report indicates:

*a) Infrastructure extension ... is a logical continuation of the servicing network.*

**There is currently no public transportation north of Richmond or on Sunningdale.** London Transit Corporation appears to be attempting to cut transit routes rather than expand them. In fact it appears nothing is planned in the near future.

*b) that it supports intensification by replacing a single family residence with a high density multifamily building.*

This is already accomplished to the north of this property as well as the NW corner of Sunningdale/Richmond both of which are currently zoned high density.



**2. Re: Official Plan**

According to the official Plan

*a) "Development of the site shall take into account surrounding land uses in terms of height, scale and setback and shall not adversely impact the amenities and Character of the surrounding area"*

**A 10 floor apartment building on a .86 hectare property towering over Uplands will certainly negatively impact on the character of this area because of its height and footprint.** The building and lights will be seen all over the Uplands development. A row of townhouses does not create sufficient setback from a 10 floor building.

*b) Traffic should not have a significant impact*

It is expected that early morning traffic from this complex will travel south. Traffic will therefore have to cut across north bound Richmond Street traffic or exit west on to Sunningdale. Currently it very difficult to turn left from Redford on to Sunningdale at peak morning rush hour. It will not be possible with the additional traffic from a 10 floor high density building. It is anticipated that backed up traffic will attempt to shortcut the traffic lights by turning South on Uplands and through the existing neighbourhood. Note that there are no sidewalks in the neighbourhood or street lights.

*c) The site is of suitable size to accommodate high density housing and provide for adequate buffering – to protect adjacent low density residential uses*

No "buffering measures" will protect Uplands from the bright lights (to protect apartment dwellers) from a 10 storey building. The site is too close to the low density community. Buffering should be in the form of medium density housing according to official plan. **THERE IS NO BUFFER which is why the OMB initially turned down the original proposal**

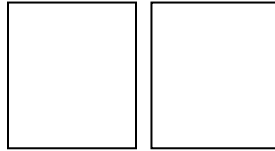
*d) Section 3.4.3 establishes the scale of development at 150 units per hectare for this part of the city.*

**The official plan states that medium density is 75 Units per hectare. The plan proposes to almost DOUBLE this on a site of only 0.86 hectare. Such a small site does not allow transitions in scale to avoid extremes in building height and bulk between the new development and the existing built fabric of adjacent properties (as recommended under the Official Plan) The average size lot in Uplands is .13 hectares (i.e. fewer than 7 units per .86 hectare). The proposed development at 123 units is 16 times the adjacent Uplands area.**

**3. Design Considerations**

*The apartment structure is positioned to provide residents with maximum exposure to light and views and to minimize shadowing effects on adjacent properties. Further, the building is established on a north-south axis to limit the amount of wall surface visible from the properties to the south.*

The upper floor balconies of this design face south and will destroy the privacy of the homes directly to the south and east. One reason for the medium density buffer is to protect the existing low density homes against this potential invasion of privacy.



**4. Uplands North Area Plan**

*The Area Plan completed by the City of London in 2003 outlines the requirement for "proper building orientation along arterial roads will provide for pedestrian connections ..... and improved pedestrian safety".*

There are no sidewalks in Uplands - and no street lights. Neither are there sidewalks nor street lights on Sunningdale. The increased traffic flow from the proposed site will reduce pedestrian safety in all areas.

In review, we strongly oppose the Official Plan and Zoning Amendment. If these changes are allowed the valuable work and time spent in developing the official plan by the City of London will have been completely worthless.

Remember that we do have an official plan – and it should not be amended to appease an investor/developer wishing to gain a financial advantage.

Please acknowledge receipt of our opposition and inform us of any public meetings and/ or developments in this matter

Sincerely  
Michael (and Lorna) Smith

**From:** barbara jovanovic [redacted]  
**Sent:** Sunday, July 06, 2014 8:26 AM  
**To:** Debbert, Barb; Kerrie Inskip  
**Subject:** File OZ-7890

July 6, 2014

Our names are Kerrie Francis Inskip and Barbara Doreen Jovanovic, and we reside at 2070 Richmond Street, London, Ontario, N5X 3V6.

This is to inform you that we OPPOSE the change on the Official Plan land use designation which asks for change from a multi-family, medium density residential designation to a multi-family, high density residential designation.

As this is a very, very, very busy intersection in the City of London, and is also a gateway used for exiting the City of London to the north, we have very strong concerns regarding how these driveways from the proposed site will exit/enter onto both Sunningdale Road East and Richmond Streets respectively. We currently are seeing a high volume of vehicles driving over the posted speed designation on Richmond Street from North Centre Road to Sunningdale Road, and along Sunningdale Road East and West of Richmond Street. London Police Services are doing their best to create a prescence in the area to attempt to curb the speeding issues as it is becoming increasingly unsafe to walk along Richmond Street, or ride a bicycle due to this issue. We feel that by increasing the volume of traffic in the area/intersection, accidents will rise significantly thereby resulting in possible human injury or death. Also with the proposed medians at the Richmond/Sunningdale intersection, it will with absolute certainty put extra traffic in the subdivision immediately South-East of this intersection where there are no sidewalks, there is no proper lighting at night, thereby adding to the traffic flow which may result in increased accidents/injury to residents there.

We also strongly OPPOSE the revision to changing the Official Plan from a 4 storey apartment building to a 10 storey apartment building with the eight, two-storey townhouse dwellings integrated into the apartment building along Sunningdale Road East.

Sincerely,  
Kerrie Inskip and Barbara Jovanovic

--	--

File: OZ-7890

---

**From:** Lucille Switzer [REDACTED]  
**Sent:** Sunday, July 06, 2014 12:15 PM  
**To:** 'dbebbert@london.ca'  
**Subject:** File OZ-7890

Hello Ms Debbert;

Regarding 2118 Richmond Street, I would like to indicate that I am NOT in favour of this amendment to the Official Plan.

With Tricar building two high rises just west on Sunningdale and the property just north of 2118 Richmond already approved for a high rise I do not think it is necessary for more housing on such a busy corner, and such a small area. What happens to their parking area when the road is widen there and the gas line runs down that side of the street. Has this been taken into consideration?

What happened to "Stop and smell the flowers" how can we when it is now cement?

I would ask that you not allow this to go through when it has already been turned down several times in the past.

Regards

Lucille Switzer  
5 Redford Road  
London, ON, N5X 3V5



--	--

File: OZ-7890



**Stoneybrook Heights/Uplands Residents Association (SHURA)**  
75 Pine Ridge Grove  
London, Ontario, N5X 3H3



Ms. Barb Debbert  
Administrative & Technical Support Representative  
Development & Compliance Services, Development Services  
300 Dufferin Ave.  
London, Ontario  
N6B 1Z2

July 6, 2014

**Re: 2118 Richmond Street North**  
**File OZ-7890**

Dear Ms. Debbert:

I am writing in response to your mailing of July 2 regarding the recent re-application of 1705820 Ontario Limited (York Developments) to amend the Official Land use designation of 2118 Richmond Street from a Multi-Family, Medium Density to Multi-Density High Density designation.

The Stoneybrook Heights/Uplands Residents Association (SHURA) is extremely concerned with this revised application by 1705820 Ontario Ltd. This is now the fourth application submitted by York Developments to change the Official Plan Designation and the Zoning for this property.

The first application for a medical/dental and associated commercial development was rejected by City Council. This refusal was appealed by the applicant to the Ontario Municipal Board. The OMB ruled in support of the council decision against the applicant - PL090268, October 2009. The OMB decision stated a key reason for refusal was that, "The existing land use designations at the intersection of Richmond Street and Sunningdale Road are the result of years of involvement by many individuals. I am not prepared to undo that which has been achieved by extensive public involvement, thoughtful municipal planning and by prudent decision making on the part of municipally elected officials."

The second application requested a change in the designation of the area to allow the construction of a 40 metre tall, High Density development. The company made a last-minute change to the plans at the Built and Natural Resources Committee meeting in June 2011 and requested additional time to refine their proposal.

This resulted in a third plan which, like the others, requested Official Plan Designation and the Zoning for this property from a Medium Density designation to a High Density designation. This was discussed at the Built and Natural Resources Committee meeting in March 2012. SHURA opposed this new design at that meeting. The Committee passed a motion to ***"...refer clause 19 back to staff for continued discussions with the developer to come to an amicable solution that residents might be happier with, in the context of medium density residential policies and regulations, and also in the context of the Community Plan is put."***

--	--

File: OZ-7890

The fourth application by York Developments again requests a change in the Official Plan Designation and the Zoning for this property from a Medium Density designation to a High Density designation. There has been absolutely no contact by either the Planning Department Staff or York Development representatives with the Stoneybrook Heights/Uplands Residents Association, let alone any attempt *"to come to an amicable solution that residents might be happier with."* Additionally, the revised application is not *"in the context of medium density residential policies and regulations, and also in the context of the Community Plan"*. York Development has completely disregarded the directions contained in the Built and Natural Resources Committee's motion of March 2012. This new application has reduced the height of the building by 7 metres (from 40 metres to 33 metres) and reduced the population density to 123 units per hectare. This density far exceeds the 75 units per hectare maximum density permitted for a Medium Density development.

The Community Association is therefore facing a fourth application from this developer to change the Official Plan and Zoning on the property. Our community association will not support the application for the following reasons:

- The community association participated extensively in the Uplands, Uplands North and Sunningdale Community Plans. The designations applied to the land were achieved through a planning process that included all stakeholders – the landowners, the city and the community. The plans were appealed to the OMB in 1999 - 2000 and the land use designations were determined through council resolution and a series of OMB decisions.
- Given the OMB decisions on the Uplands Community Plan land use designation and the OMB decision on the previous application files: PL090268 our association requests that the present re-application (OZ-7890) be rejected as it does not conform to the spirit or intent of the Community Plan as articulated in the OMB decision or the spirit or intent of the Built and Natural Resources Committee's motion of March 2012.
- The Community Plan thoughtfully designated this area medium density to allow for transition between the existing low density Uplands area and the area of high density located to the north of this property. Property ownership, including the size of individual landholdings was well known throughout the process. At no time was there any objection/appeal by any landowner or city staff regarding this designation.
- The Community Plan identified high density adjacent to this property (2118 Richmond Street) to the north. Changing the density from Medium to High puts into place a potential domino of changes when a landowner "scoops" density from another landowner.
- In addition, the land east of 2118 Richmond on the north side of Sunningdale Road is currently designated for Medium Density development and open space. If the change to High Density for 2118 Richmond Street is approved, a precedent would be set for this area and other developers wanting to develop adjacent properties on the north side of Sunningdale would, justifiably, expect an identical ruling for their projects.
- Our Official Plan policies speak to the protection of long term residential housing and the need to ensure that new development being proposed is sensitive and compatible with existing residential developments in terms of size, scale and form.

The City of London has been extensively and intensively involved in a citizen engagement process to develop a plan for the city that reflects the vision of its constituents. In the Stoneybrook Heights/Uplands area, citizens were engaged for 3 years developing the Uplands, Uplands North, Sunningdale and Stoneycreek Community Plans. If the City is truly committed to

--	--

File: OZ-7890

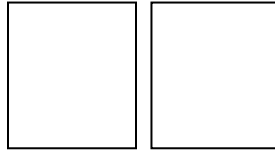
citizen engagement, then it should support the plans created through this process. Otherwise, the past and current citizen engagement process is nothing more than a public relations exercise.

- Our association was involved in a hearing in 2005, file: PL050515, where we raised the problem of citizens having to continue to voice objection over issues that were previously adjudicated. The OMB decision made reference to these concerns and commented, "The Board is sensitive to the concern of the residents that changes to approved zoning may give rise to civic fatigue...".

SHURA and the citizens of this area strongly recommend that this application be refused and the Community Plan be upheld. The OMB called the Community Plan "Thoughtful municipal planning and prudent decision-making by elected officials." The proposal in 2005, by the same landowner, was rejected for sound planning reasons. York Developments did not respect the recommendations proposed in the Built and Natural Resources Committee's motion of March 2012. We ask you to reject this proposal on the basis of these reasons and those listed above. We also recommend that York Development be instructed to return to this Committee only when it has a proposal that reflects the Multi-Family, Medium Density designation assigned for this area and that their proposal has been vetted by both Planning Staff and the Community Residents Association.

Respectfully submitted,

Dr. Stan Brown  
President,  
Stoneybrook Heights/Uplands Residents Association (SHURA)



File: OZ-7890

2058 Richmond Street  
London, On. N5X 3V6  
July 7, 2014

**London City Planning Division**  
**PO Box 5035**  
**London On. N6A 4L9**

Attention: Barb Debbert  
Project number OZ-7890  
at 2118 Richmond Street

Dear Barb Debbert

I am very much against the proposal that 1705820 Ontario Limited (York Developments) has applied for at 2118 Richmond Street.

I moved into this very quiet neighborhood in 2009. We did a fair bit of research of the surrounding area prior to making this substantial financial investment. Our findings were that the property to the West of Richmond and to the South of Sunningdale was going to be high-end single family homes with a small parcel at the very corner allocated as commercial. The North West Corner had a larger Commercial section at the very corner with residential area further West and North. The land on the North East corner including the property in question "2118 Richmond Street" was zoned as "Multi Family Medium Density Residential", further to the North in the valley was zoned as Multi Family High Density Residential". I decided to acquire 2058 Richmond Street knowing that I would be a reasonable distance from any additional high rises towering over or near my property.

My understanding is that there is supposed to be a transition zone between low, medium and high density areas, and that if an existing low density area exists, then there must be a medium density area in between it and a high density area. Why was so much time put towards creating "An Official Plan", and getting everybody to agree to it, if a developer with all kinds of influence can come along at anytime and change things, the way he or she wants it? "Stick to the Plan!"

I am aware of two other factors that make the proposal impossible. Firstly, according to Maged Elmadoon, access to 2118 Richmond off of Sunningdale can not be granted, due to the fact that a development can not generally have a substantial entrance within 100 metres from the corner. The southerly boundary has a length of less than 90 meters. Secondly, it is my understanding that in order to have a zoning change from Medium Density to High Density, you much have at least 3 hectares in size. The said parcel has a property area of about .86 hectare.

I would also like to comment that at one of the many meetings that I attended the developer further to the North stated that he would never allow the York Developer project access to his subdivision. I can see clearly why he would not favour a high rise towering over his planned single family home development. I believe these homes would have a significantly lower selling price. The consideration of granting the project temporary access to Sunningdale is not even an option. With only one entrance way to an apartment complex, I am sure this would not only be a traffic safety hazard but a fire department regulation infringement.

We did our homework prior to purchasing the developer should have done the same!  
Please consider this developers third or maybe even fourth proposal very carefully!

Sincerely,

Tony Cottle  
2058 Richmond Street

--	--

File: OZ-7890

July 8, 2014.

The City of London Planning Division,  
PO Box 5035,  
London, Ontario.  
N6A 4L9

JUL 08 2014  
CITY OF LONDON  
DEVELOPMENT SERVICES  
4:00 pm

Attn: Barb Debbert

Re: OZ-7890 Application Concerning 2118 Richmond Street

Dear Ms. Debbert:

I object to this application being approved.  
I am a homeowner living at 103 Sunningdale Road East, (Lot 63), where we built our home 45 years ago. My home is the sixth house east of Richmond Street corner.

Rapidly expanding housing and high rise developments both east and west of our area are causing a continuous growth of traffic and congestion along Sunningdale and at this corner which also serves heavy traffic on Richmond Street which is Highway #4.

To construct a 10 storey high rise and 8 town houses, a total of 108 units, with a main access located on our two lane road, directly across from our homes would create many serious problems for our neighborhood and put public safety at risk.

A greater volume of traffic would avoid the corner by cutting through on the interior roadways of our subdivision. The pleasure of living in a peaceful, safe and relaxed community would be destroyed for everyone.

Please follow the official plan presently in place for our community and reject this application.

Yours truly,



Gordon McLean  
103 Sunningdale Road East  
London - Ontario  
N5X 3Y9

--	--

File: OZ-7890

July 08, 2014

The City of London Planning Division  
PO Box 5035  
London, Ontario  
N6A 4L9

Attention: Craig Smith

**Re: File OZ-7890 - 2118 Richmond Street**

Mr Smith

Please record our objection to the application to change the Official Plan and zoning to allow a 10 storey apartment building and townhouse development with a total of 107 units at 2118 Richmond St.

In 2009 residents of this neighbourhood opposed an application to change the Official Plan and zoning at 2118 Richmond St. to permit commercial use for a Shoppers Drug Mart. In his decision of October 26, 2009, Mr Steve Stefanko said:

The existing land use designations at the intersection of Richmond Street and Sunningdale Road are the result of years of involvement by many individuals. I am not prepared to undo that which has been achieved by extensive public involvement, thoughtful municipal planning and by prudent decision-making on the part of municipally elected officials. To do otherwise would be to be effectively subvert a planning process, which has transpired over a considerable period of time. In my view, Council's decision in this matter was correct.

We agree with this and urge the City Council and the City planning staff of the City of London to follow the planned land use in this neighbourhood and to reject this application.

Sincerely,

Renato and Stephanie Gasparotto  
41 Redford Rd  
London ON  
N5X 3V5

--	--

File: OZ-7890

---

July 8, 2014

The City of London Planning Division  
City Clerk  
PO Box 5035  
300 Dufferin Ave.  
London, Ontario  
N6A 4L9

Attention: Barb Debbert

**Re: OZ-7890 Application concerning 2118 Richmond Street**

Dear Ms. Barb Debbert

I object very strongly to the application to allow an apartment building with 10 storeys and 99 units apartment building with two-storey townhouse at 2118 Richmond Street.

This is an established neighbourhood community of single family homes which existed long before annexation by the City of London. The current use of 2118 Richmond is one single family home.

The community plan was developed with the compromise which allows medium density development north of Sunningdale in the area of 2118 Richmond as a transition between our homes and the high density area which is planned further to the north.

This high density proposal is completely incompatible with the existing residential uses of this area.

The traffic volume on Sunningdale is already a huge problem and has substantially decreased our safety. The traffic from 107 more units will certainly make the traffic problems worse by adding about 107 to 214 more vehicles to the area and many more vehicle trips per day. The school bus is already stopping at the Uplands Drive intersections. Children have the right to safety while the vehicles shortcut Sunningdale and Richmond intersection all the time presently.

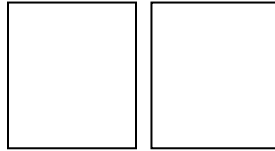
Traffic cutting through the subdivision because of the congestion on Sunningdale is already a problem. This subdivision has small winding roadways without sidewalks or streetlights. The warning signs posted by the City have made no appreciable difference to the traffic volume or speed. The proposed development with driveway access for the 107 units directly into our subdivision roadways will increase the risks for those of us who walk and ride bicycles in this neighbourhood.

Please follow the current community plan and reject this application.

Yours truly,

Margaret Biurkowska

9 Uplands Drive  
London, Ontario  
N5X 3V6



File: OZ-7890

July 6, 2014

**ATTN: Planning Committee regarding OZ-7890, 2118 Richmond Street.**

We respectfully request an opportunity to speak at the public meeting on July 22, 2014. Attached are letters from the community of Uplands expressing our response to the most recent application to amend the Official Plan & Zoning by-law concerning 2118 Richmond Street. **We are opposed to these changes and the Official Plan & Zoning should remain as is, Multi-Family, Medium Density Residential designation.**

A Summary of our points is as follows:

- 1 The Ontario Municipal Board (OMB) has been very clear and strong in their statement that this Official Plan must stand and should not be changed. Mr. Steve Stefanko of the OMB wrote,

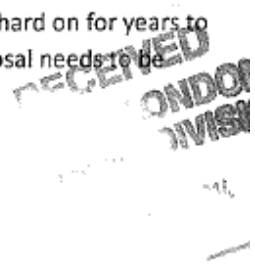
**"The existing land use designations at the intersection of Richmond Street and Sunningdale Road are the result of years of involvement by many individuals. I am not prepared to undo that which has been achieved by extensive public involvement, thoughtful municipal planning and by prudent decision-making on the part of municipally elected officials. To do otherwise would be to be effectively subvert a planning process, which has transpired over a considerable period of time. In my view, Council's decision in this matter was correct."**

- 2 The Official Plan is a model example of community involvement in the City Planning process, and to over-rule and amend it would effectively subvert the city's own community planning process.
- 3 OMB stated clearly that 2118 Richmond Street cannot have direct access to Richmond or Sunningdale, that this access is unsafe. This also creates negative traffic implications and further unsafe conditions caused by cut-through traffic in the Uplands Community.
- 4 This applicant's plan must be considered in conjunction with the road widening project of Sunningdale Road which involves the relocation of the oil pipeline immediately North of Sunningdale Road and the environmental assessment. These are not addressed in the applicant's development plan.
- 5 Our neighbourhood of Uplands and the Official Plan and zoning requires that the entire property of 2118 Richmond Street remain entirely as medium density to act as a buffer between our low density community and the high density development planned further North. 2118 Richmond is not a property which can accommodate this design.

In summary, we are not asking for any change. All points above support this applicant's proposed application should be rejected, just as before. Our strong position is that the Official Community Plan, which we all worked on, should remain. To subvert this will destroy the integrity of the Official Plan and the Process. Now is the time for the Official Plan and Process to stand up. It should be strong enough to state that only medium density development will be entertained. This developer knows this, and this is the 4th time he has brought forth a non-compliant design. The York Development "somewhat" revised high density proposals have been almost identical. After numerous rejections, "No" to high density means "No". We respectfully request that the Planning Committee continue to support the Official Community Plan, which we all worked hard on for years to create, and which has rejected these proposals in the past. Nothing has changed, this proposal needs to be rejected and the developer informed that only medium density designs will be entertained.

Sincerely, The Uplands Community

**PLANNING DIVISION  
SCANNED**



Written by Philip Wiebe, Reviewed by Kathryn Munn and Tracy Quinton on behalf of the Uplands Community  
Philip Wiebe | 73 Sunningdale Road East | [Redacted]

The attached list is a list of members from the Uplands Community who are opposed to the amendments proposed by York Development, to the Official Community Plan concerning 2118 Richmond Street.

We all want the Multi-Family, Medium Density designation to remain intact and to apply to 2118 Richmond Street.

Sincerely,

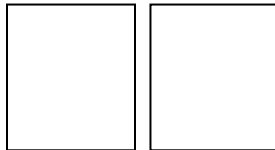
The Uplands Community



--	--

File: OZ-7890

Name	Address
LINDA & PAUL ARMSTRONG	30 REDFORD RD
EITHEMANN & ANOTIE GRACE	47 NORTHCREST DR
LES FLODROWSKI	32 NORTHCREST
PAUL BARCE	57 NORTHCREST
MIKE SHEPPAN	20 NORTHCREST
GORDON MCLEAN	103 SUNNINGDALE N5X 349
Tina Obahi	
Romyn Amiry	81 sunningdale RD. E
	ellis
	(BOSKI)
	N.C.A



Name	Address
Kristine Wiebe	73 Sunningdale Rd E
MIKE & LORNA SMITH	21 BERKLEY CRES
LUCILLE & LLOYD SWITZER	5 REDFORD
INGA SLANE TOM SLADE	37 UPLANDS DR
RUTH SELLS	22 UPLANDS DR
Claudio De Vincenzo	10 REDFORD RD
TONY BASACCO	2080 RICHMOND ST.
Martin & Katarina Robinson	49 Sunningdale Rd E
Dan & Wendy Robinson	12 Redford Rd
DAVID NAISH	1970 RICHMOND ST.
Ezio Annamaria Mucimelli	12 Berkeley Cr
Gerry & R Lorna Reid	#14-27 Northwest Dr
Philip Wiebe	13 Sunningdale Rd E
Tracy & Madison Quinto	29 Sunningdale Rd
TOM, COTTE	2058 RICHMOND ST

--	--

File: OZ-7890

**Debbert, Barb**

---

**From:** [REDACTED]  
**Sent:** Monday, July 07, 2014 9:12 AM  
**To:** Debbert, Barb  
**Cc:** Baechler, Joni  
**Subject:** 2118 Richmond Zoning - De Vincenzo Objection - OZ-7890  
**Attachments:** 2118 Richmond Zoning Application - De Vincenzo Objection.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms Debbert,

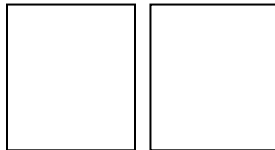
Please find my formal objection to this application to rezone the subject property. This is the third (almost 4th) time and I am starting to wonder if the applicant is just trying to wear down the resident of Uplands hoping eventually we will all give up..that will not happen.

It is not the residents of Uplands' problem that the developer may have over paid for this property, they were fully aware of the zoning well before the land was purchased and as such should abide by the lengthy Official Plan process that led to the current medium density designation.

Thank you for you time on this very important matter

See attached signed letter for a more formal objection

Claudio De Vincenzo



File: OZ-7890

July 7, 2014

The City of London Planning Division  
PO Box 5035  
London, Ontario  
N6A 4L9

Attention: Barb Debbert

Re: File OZ-7890 - 2118 Richmond Street

Dear Ms Debbert

My wife Carmen and I have been a residents of Uplands since 1988, we object to the application from York Developments (1705820 Ont Ltd) for a change to the zoning and official plan so they can build a 10 storey apartment building at 2118 Richmond Street plus an 8 unit townhouse.

These are the reasons, but simply put, stick to the official plan we all agreed to over the 10-year planning cycle after the 1993 annexation:

- The community accepted the current medium density designation as a compromise which was supposed to be a transition so that large high-density apartment buildings would not be built right next to our homes. A high density apartment building is exactly what is being proposed and is not acceptable. This is the third
- The 8 unit townhouse development in front of the proposed 10 storey building does not change the fact that a high density development is being proposed immediately across Sunningdale Road from our homes. The lot at 2118 Richmond St is much too small for a townhouse development to be sufficient transition between single family homes and a high density 10-storey apartment building and are too close to the roadway.
- Traffic in the area of Sunningdale and Richmond and in the Uplands neighbourhood is already over-capacity for the current roads. This proposal would bring about 107 to 214 more vehicles into this area with many more increased vehicle trips per day. Also there is a safety aspect allowing cars to egress directly onto Richmond Street
- The plan to widen Sunningdale Road has not yet been decided and may involve acquiring land which is now vacant on the north side of Sunningdale. Any proposal for development at 2118 Richmond should not be allowed until after the road widening has been decided and the roads have been built to accommodate the increased traffic.
- I am very concerned about the impact of 107 more residential units on the wells and the potential future sewer capacity in this neighbourhood. Our houses do not have sewers and many of us obtain drinking water from wells.

I ask that Panning Committee and City Council **not** allow this official plan amendment and zoning change application and to end further superfluous attempts in the future, three times is enough.

Sincerely,

Claudio De Vincenzo  
10 Redford Road  
London Ontario, N5X 3 V5

--	--

File: OZ-7890

July 6, 2014

The City of London Planning Division  
 PO Box 5035  
 London, Ontario  
 N6A 4L9

REFERRED TO \_\_\_\_\_

CLIENT REFERENCE \_\_\_\_\_

LOCATION

INFORMATION

REPORT

Attention: Barb Debbert

Re: File OZ-7890 - 2118 Richmond Street

Dear Ms. Debbert

I object to the application to change the Official Plan and zoning to allow a 10 storey apartment building and townhouse development with a total of 107 units at 2118 Richmond St.

In 2009 residents of this neighbourhood opposed an application to change the Official Plan and zoning at 2118 Richmond St. to permit commercial use for a Shoppers Drug Mart. In his decision of October 26, 2009, Mr Steve Stefanko said:

The existing land use designations at the intersection of Richmond Street and Sunningdale Road are the result of years of involvement by many individuals. I am not prepared to undo that which has been achieved by extensive public involvement, thoughtful municipal planning and by prudent decision-making on the part of municipally elected officials. To do otherwise would be to be effectively subvert a planning process, which has transpired over a considerable period of time. In my view, Council's decision in this matter was correct.

In May 2011, residents of this neighbourhood opposed an application to change the Official Plan and zoning at 2118 Richmond St. to permit a 15 storey apartment building, and in 2012 the applicant proposed a 12 storey apartment building. Both of those were not accepted and neither were compliant with the Official Plan and zoning for 2118 Richmond Street.

I agree with the Official Plan and urge the City Council and the City planning staff of the City of London to follow the planned land use in this neighbourhood and to reject this application.

Sincerely,

*Ruth M. Sells*  
 22 Uplands Drive



File: OZ-7890

July 6, 2014

The City of London Planning Division  
 PO Box 5035  
 London, Ontario  
 N6A 4L9  
 Attention Barb Debbert

SEARCHED  
 INDEXED  
 SERIALIZED  
 FILED  
 JUL 10 2014  
 FBI - LONDON

**Re: OZ7890 Application 2118 Richmond Street**

Dear Ms Debbert:

We have lived at the corner of Sunningdale Road and Uplands Drive for 30 years and the following are reasons why we strongly object to a renewed application from York Developments (1705820 Ontario Limited) for a change in zoning, as outlined in the Official Plan, **FROM** the present Multi-family, Medium Density Residential designation **TO** a Multi-family High Density Residential designation for approximately 75% of the above property (leaving the remaining 25% in the existing Medium Density Residential designation) as well as the possible change to the Zoning By-law **From** an Urban Reserve Zone **To** a Residential R9 Special Provision Zone that may permit the building of facilities with a maximum density of 150 units per hectare, as well as adjustments to the size of rear and side yard setbacks.

1. Observations related to Site Plan

The revised concept plan by MHBC Urban Design & Landscape Architecture is not compatible with "Sunningdale Road Improvement" plans, prepared for the City of London by AECOM, on several points:

- a) The plan does not show the impact the proposed Sunningdale Road widening to the north may have on the existing property or the planned left and right turn lanes or the east-west divider island separating traffic flow.
- b) The proposed south east corner drive way exit onto Sunningdale Rd. is impossible to construct as shown because its termination would end at the edge of the existing two-lane road, therefore completely ignoring the proposed Sunningdale Road widening to the north.
- c) No mention has been made of the Imperial oil pipe line and its possible relocation.
- d) The parking area for the 2-storey townhouses shows no adequate number of spaces and by necessity (lack of size) will require cars to back out of the parking lot. It is not clear how snow removal could possibly be dealt with. It is our fear that the consideration of these limitations may eventually lead to the elimination of this "buffer" zone altogether. As far as this so called "buffer" zone is concerned, this concept plan shows no meaningful space between the 10-storey high rise apartment building and the 2-storey town houses, effectively creating the impression of one large 10-storey complex.

--	--

File: OZ-7890

- e) This is the fourth time that the Applicant has presented the City of London with a request to change the Official Plan and zoning at 2118 Richmond St. The first application requested a change to permit commercial use of the land for a Shoppers Drug Mart. This application was denied by City Hall and, upon appeal to the OMB, was also denied with the following reasons by Mr. Steve Stefanko for his decision:

"The existing land use designations (on the Official Plan) at the intersection of Richmond Street are the result of years of involvement by many individuals. I am not prepared to undo that which has been achieved by extensive public involvement, thoughtful municipal planning, and by prudent decision-making on the part of municipally elected officials. To do otherwise would be to effectively subvert a planning process which has transpired over a considerable period of time. In my view, Council's decision in this matter was correct."

The most recent three applications are virtually the same proposal. Two previous applications of 15 and 12-storey high rise apartment buildings were not acceptable to the City. With respect to process, we note that the City Council motion, passed in March, 2012, included the following:

The motion to refer clause 19 back to staff for continued discussions with the developer to come to an amicable solution that residents might be happier with, in the context of medium density residential policies and regulations, and also in the context of the Community Plan is put. [sic]

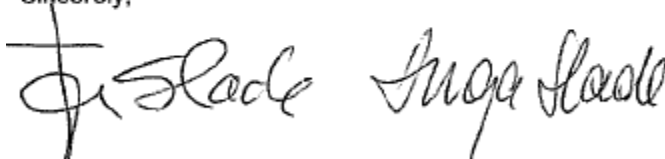
With the exception of some minor modifications to height and density, this application remains effectively the same as the others. In the interim there was no effort on behalf of the Applicant to come to an "amicable solution that residents might be happier with". The notice, dated June 18, 2014, was the first communication that any of us received regarding this new application. Unfortunately, we all have the impression that the Applicant is hoping for a general lack of enthusiasm for yet another round of responses required from the neighbours and virtually no onus on the Applicant to listen, respond and modify his proposal. In addition, the Applicant has once again chosen a time of year when a large number of people are planning and taking their holidays.

2. Another area of concern is the present lack of a firm plan for the widening of Sunningdale Road. A final decision for development of 2118 Richmond Street should be reserved by the City of London until such time the actual widening of Sunningdale has commenced. Because the widening may involve the acquisition of sizeable property it would make sense to look for this on the undeveloped north side of Sunningdale. This in turn would impact the final size of 2118 Richmond Street. At this time, the revised concept plan by MHBC seems to ignore the implication of this possible reduction.

We respectfully request that the City staff proceed as directed by the City Council in 2012, listen to the residents of this neighbourhood, and continue discussions "with the developer to come to an amicable solution that residents might be happier with", in the context of medium density residential policies and regulations.

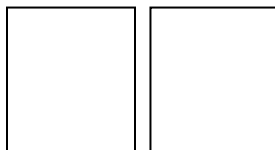
We ask that City Council not allow this official plan amendment and zoning change application to succeed.

Sincerely,



Tom and Inga Slade

37 Uplands Drive



File: OZ-7890

July 04, 2014

The City of London Planning Division  
PO Box 5035  
London, Ontario  
N6A 4L9

Attention: Ms Barb Debbert

Re: File OZ-7890 - 2118 Richmond Street

Dear Ms Debbert

We both object to the application from York Developments and 1705820 Ontario Limited for a change to the zoning and official plan so they can build a 10 storey apartment building at 2118 Richmond Street plus 8 two-storey townhouses. Our home is located at the corner of Richmond St and Sunningdale Road, with our driveway directly across Sunningdale Road from 2118 Richmond Street. We have lived here since 1980.

These are the reasons for our objection:

- The community accepted the current medium density designation as a compromise which was supposed to be a transition so that large high-density apartment buildings would not be built right next to our homes. A high density apartment building is exactly what is being proposed.
- The 8 unit townhouse façade in front of the proposed 10 storey building does not change the fact that a high density development is being proposed immediately across Sunningdale Road from our homes. The lot at 2118 Richmond St is much too small for a row of two-storey townhouses to be sufficient transition between our single family homes and a high density 10 storey apartment building. In addition there is no guarantee that any townhouses or even a two-storey section of a highrise would ever be built as proposed. If this application were to be approved, the Applicant could decide to build only the highrise building with no transition ever being built between our homes and the highrise apartment building.
- This is now the third time we have had to respond to what is virtually the same proposal. After the Applicant's previous proposal was rejected by the OMB in 2009, the Applicant proposed a 15 storey highrise in May 2011 and then, when that was not accepted, in 2012 the Applicant proposed about the same plan but 12 stories. Other than the slight modification of height and density, this proposal appears to be about the same and, as noted above, continues to be well beyond the height and density of even the community plan's compromise medium density designation.
- There is no need for additional high density buildings in this area to provide housing. If there is market demand for highrise, high density buildings in the immediate area there is already one such building on the west side of Richmond Street about a block south of Sunningdale Rd., one now under construction at 160 Sunningdale and more planned about a block west of Richmond Street on Sunningdale Road. These areas were recently changed from medium density to high density to accommodate those highrise

2014

FILE NO. \_\_\_\_\_

REFERRED TO \_\_\_\_\_

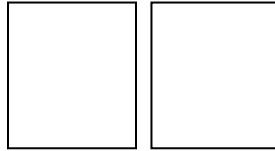
SUBSEQUENT REFERRALS

FOR ACTION  FILE

FOR INFORMATION  B.F.

FOR REPORT  OTHER

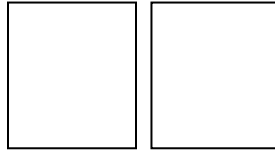




buildings. In addition the land immediately to the north of the Applicant's land already has areas designated high density.

With this quantity of near-by land already designated high density there is no need for additional high density development. The fact that this Applicant happens to have purchased a small parcel of land and has economic reasons why it would like to increase the density to increase its return on investment is not a reason for City Council to change the density. In view of the recent decisions of City Council to designate a considerable parcel of high density land on Sunningdale Road to the west of Richmond Street, there is absolutely no housing market need in the area to locate an additional highrise building immediately across the Sunningdale Road from our single family homes in a medium density designated area on the east side of Richmond Street.

- The height of this proposed building causes a lack of privacy in the outdoor areas of our homes in the neighbourhood because of the height of the proposed building.
- The Applicant's proposal is not compatible in scale or design with the existing neighbourhood, and the impact would be adverse for the current residents of this area. It is not a positive, welcoming "gateway" to London to permit this proposed additional highrise high density building to tower over a neighbourhood of well-established single family homes, as London's example of how-not-to-do good urban design.
- The 2118 Richmond Street site is now populated with many mature trees. It is likely that the proposed plan would allow few if any of the trees to be retained on the site. The Applicant's plan is to virtually cover the lot with the highrise building and parking lot.
- Traffic in the area of Sunningdale and Richmond and in the Uplands neighbourhood is already over-capacity for the current roads. This proposal would bring about 107 to 214 more vehicles into this area with many more increased vehicle trips per day. The proposed driveway at the south east corner of the parcel is far too close to the corner of Richmond Street to allow safe movement of traffic mingling with the traffic in Sunningdale. Right in and out is unlikely to be enforceable as a solution.
- The plan to widen Sunningdale Road has not yet been finalized and may involve acquiring land which is now vacant on the north side of Sunningdale. Any proposal for development at 2118 Richmond should not be allowed until after the road widening has been finally decided and the roads have been built to accommodate the increased traffic.
- **We are very concerned about the impact of 107 more residential units on the wells and the potential future sewer capacity in this neighbourhood. Our houses do not have sewers and many of us obtain drinking water from wells.**
- With respect to process I note that the City Council motion as passed in March, 2012 included the following:
  - The motion to refer clause 19 back to staff for continued discussions with the developer to come to an amicable solution that residents might be happier with, in the context of medium density residential policies and regulations, and also in the context of the Community Plan is put. [sic]



File: OZ-7890

Phil Wiebe and Kathryn Munn from the neighbourhood met with Craig Smith and Joni Baechler at City Hall on April 19, 2012. The range of options which might be acceptable to the neighbours were explained in our submissions to the Planning Environment Committee Public Participation meeting in February, 2012; the City Council meeting in March 2012; and the April 19, 2012 meeting.

We were not contacted again about the Applicant's proposal until we received the notice dated June 18, 2014 in the mail. This amounts to no effort at all by this Applicant to come to "an amicable solution that residents might be happier with". The Applicant's proposal is still far from the medium density designation and makes no effort to address the impact which this proposal would have on the people who already live here. This is a well-established neighbourhood which long predates the City of London's annexation of this area.

- Also with respect to process, we note that the Applicant has chosen late June, 2014 to revive its Application from March, 2012 with a July 8, 2014 response date. This appears to be timed so as to manipulate public participation by choosing a time when it is very likely that neighbours are preparing for or on vacation and not available to respond within the time period.

In addition the Applicant appears to be trying to manipulate this application process by repeatedly bringing forward virtually the same proposal so as to cause public participation fatigue for us, the neighbours who are repeatedly being asked to respond with no apparent requirement for the Applicant to listen and significantly modify its proposal.

We respectfully request that the City staff proceed as directed by the City Council in 2012, listen to the established residents of this neighbourhood, and continue discussions "with the developer to come to an amicable solution that residents might be happier with, in the context of medium density residential policies and regulations".

We ask that City Council not allow this official plan amendment and zoning change application.

Sincerely,

Andrew & Lisa Parrent  
27 Redford Road  
London ON.  
N5X 3V5

--	--

File: OZ-7890

July 4, 2014

The City of London Planning Division  
PO Box 5035  
London, Ontario  
N6A 4L9

Attention: Barb Debbert

Re: File OZ-7890 - 2118 Richmond Street

Dear Ms. Debbert

JUL - 7 2014

FILE NO: \_\_\_\_\_

REFERRED TO: \_\_\_\_\_

CONSEQUENT REFERRALS

CONTRACTOR

INSURANCE

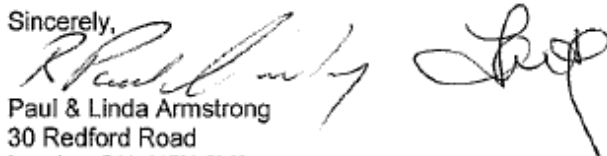
PERMITS

We object to the application from York Developments for a change to the zoning and official plan so they can build a 10 storey apartment building at 2118 Richmond Street plus an 8 unit townhouse. We feel strongly that there is no justification for changing the zoning from medium density to high density to accommodate this application.

- The current zoning came about with much community input and the key concept for the city's plan, accepted by local residents, was that a medium density designation would ensure a buffer or transition between our single family homes and future high-density buildings to the north.
- There is plenty of high density zoned space just north of this property and no indication that there's a shortage of such zoned space in the city.
- This area is already underserved and we have longstanding problems that have not been addressed. Approving a zoning change to high density adds to the safety issues and pressure on the infrastructure:
  - o Traffic congestion at Richmond and Sunningdale is increasingly resulting in cut-through traffic speeding through our residential area. We have no curbs or sidewalks or lighting to assist in keeping our pedestrians safe!
  - o A plan to widen Sunningdale road is on the books but keeps getting deferred. While this happens, no improvements are made to a serious blind spot at the intersection of Uplands and Sunningdale. This safety issue worsens as more traffic uses that exit to avoid congestion at Richmond and Sunningdale!
  - o There is no analysis in the proposed plan to indicate what portion of the parcel will actually be needed for future widening of Sunningdale Road. Any proposal for development at 2118 Richmond should not be allowed until after the road widening has been decided and the roads have been built to accommodate the increased traffic.
  - o Our houses do not have sewers and are built on septic systems, and many of us obtain drinking water from wells. High density development will have greater potential to impact our water aquifers and there is no infrastructure here to offer us another option for safe reliable water.

We ask that City Council **not** allow this official plan amendment and zoning change application.

Sincerely,



Paul & Linda Armstrong  
30 Redford Road  
London ON N5X 3V6

PLANNING DIVISION

--	--

File: OZ-7890

July 4, 2014

The City of London Planning Division  
 300 Dufferin Avenue  
 PO Box 5035  
 London, Ontario  
 N6A 4L9

Attention: Barb Debert

Re: OZ-7890 Concerning 2118 Richmond Street

**Notice of Revised Application to amend the  
 Official Plan & Zoning By-Law, dated June 18, 2014**

**CITY OF LON  
 PLANNING DIV**

JUL - 7 2014

FILE NO. \_\_\_\_\_

REFERRED TO \_\_\_\_\_

SUBSEQUENT REFERRALS

FOR ACTION E

FOR INFORMATION E

FOR REPORT E

Dear Ms. Debert

I am not entirely sure from the letter dated June 18, 2014 that you are the only person to whom this should be directed. If you are not, please copy or forward it to Planning Services, Planning and Environment Committee, City Clerk or others as appropriate. Thanks.

This proposal, as with all previous proposals submitted by this applicant for residential development on this site continues to be unacceptable in that it still contains a high density component.

High density in the north-east quadrant of Sunningdale-Richmond area has for some time now been designated in the valley lands to the north of this site.

The last instructions from the City to this applicant were to come back with a proposal that was satisfactory to the Uplands-Northcrest community and consistent with the current zoning. The applicant has not done so.

The applicant's site as currently zoned is a medium density transition between the long established residential neighborhood to the south, and lands already designated for high density development to the north.

A transition zone between established single family residential and future high density was assured in the first planning meetings with the community as far back as 1998 to minimize the impact of high density development. We were told that zoning protections would be put in place and maintained to ensure appropriate development in the margins to mitigate bulk, height, line of site and access issues.

--	--

File: OZ-7890

The community did subsequently concede to going from Single-Family Residential to Multi-Family, Medium Density Residential in the transition zone.

An October 26, 2009 OMB Decision on this site with this applicant stated:

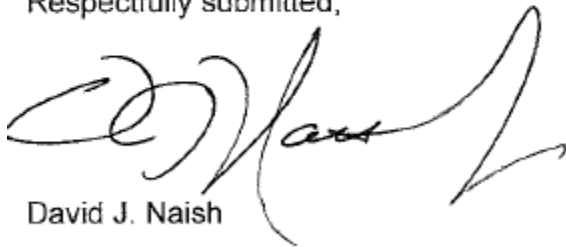
*The existing land use designations at the intersection of Richmond Street and Sunningdale Road are the result of years of involvement by many individuals. I am not prepared to undo that which has been achieved by extensive public involvement, thoughtful municipal planning and by prudent decision-making on the part of municipally elected officials. To do otherwise would be to effectively subvert a planning process, which has transpired over a considerable period of time. In my view, Council's decision was correct.*

I strongly oppose this revised application and recommend to the Planning and Environment Committee and Council that it be rejected.

On July 4, 2014 I received a July 2 notice of public meeting to consider this application on Tuesday July 22, 2014.

In consideration of the forgoing, I suggest this will be an excellent opportunity for the applicant to come forward with an amended application which the Uplands-Northcrest community will find acceptable.

Respectfully submitted,



David J. Naish

1970 Richmond Street North

London Ontario

N5X 3Z2

--	--

File: OZ-7890

Tony Basacco  
2080 Richmond Street  
London, ON N5X 3Z6

**CITY OF LONDON  
PLANNING DIVISION**

JUL - 7 2014

FILE NO. \_\_\_\_\_

REFERRED TO \_\_\_\_\_

**SUBSEQUENT REFERRALS**

- |  |                                |
|--|--------------------------------|
| <input type="checkbox"/> FOR ACTION      | <input type="checkbox"/> FILE  |
| <input type="checkbox"/> FOR INFORMATION | <input type="checkbox"/> B.F.  |
| <input type="checkbox"/> FOR REPORT      | <input type="checkbox"/> OTHER |

July 2, 2014

ATTN: Ms. Barb Debbert  
City of London Planning Services  
P.O. Box 5035  
London, ON N6A 4L9  
Ref: **OZ-7890** - 2118 Richmond Street

To Whom It May Concern:

My name is Tony Basacco. My address is 2080 Richmond St. In 1969 we built a home at 81 Sunningdale Road, and this is where our children were raised. In 2005, we sold and moved to 2080 Richmond Street. In all these years, we observed many car accidents at the corner of Richmond and Sunningdale. We even had cars come as close as ten feet from our front window. As the years went by, the accidents have increased. We were always afraid for our children. We even have had close calls from cars passing stopped school buses, unloading children.

The traffic light at the crossing of Richmond and Sunningdale has helped some, but we still have accidents. I am asking, why can't we stop fooling around, and put an end to this proposal; at least until the Sunningdale road work is completed, and until a traffic study is done? I beg of you to turn this proposal down, and tell York Development that we will not give up and will not be intimidated.

Yours truly,



Tony Basacco

--	--

File: OZ-7890

Philip & Kristina Wiebe and Family  
 73 Sunningdale Road East  
 London, ON N5X 3Y9

July 2, 2014

ATTN Barb Debbert  
 City of London Planning Services  
 P.O. Box 5035  
 London, ON N6A 4L9  
 OZ-7890 (2118 Richmond Street)

CITY OF LONDON  
PLANNING DIVISION

JUL - 7 2014

FILE NO. \_\_\_\_\_

REFERRED TO \_\_\_\_\_

- SUBSEQUENT REFERRALS  
 FOR ACTION  FILE  
 FOR INFORMATION  B.F.  
 FOR REPORT  OTHER

PLANNING DIVISION  
SCANNED

Dear Ms. Debbert and To Whom It May Concern:

My name is Philip Wiebe and my home, where I live with my wife and 2 children (10 and 12 years of age) is at 73 Sunningdale Road East. My wife & I purchased our home in 2003, after we researched the official plan for development on the North side of Sunningdale Road. we are opposed to the proposed zoning and changes to the official plan for 2118 Richmond Street, and the development proposal from York Development - **OZ-7890**

York Development have attempted 3 previous proposed development plans for 2118 Richmond, in 2009, 2011, and 2012, which were not compliant with the designated zoning and Official Plan. All applications were rejected.

The applicant appealed the decision, and on this matter, on file exists a strong statement from Mr. Steve Stefanko of the Ontario Ministry Board (OMB).

**"The existing land use designations at the intersection of Richmond Street and Sunningdale Road are the result of years of involvement by many individuals. I am not prepared to undo that which has been achieved by extensive public involvement, thoughtful municipal planning and by prudent decision-making on the part of municipally elected officials. To do otherwise would be to be effectively subvert a planning process, which has transpired over a considerable period of time. In my view, Council's decision in this matter was correct."**

2118 Richmond Street is directly across from a long established low density community, and therefore is required to serve as a buffer zone with a density of 75 units per hectare. This property is approximately 0.7 hectare in size (p 15 Item 37) and therefore can accommodate a total of 52 units. This proposal is significantly greater and proposes 123 units. The Official Plan policy 3.4 states that for a site outside of the downtown area high density residential sites shall

--	--

normally exceed 3ha in size. There are 7ha high density designated lands to the north of the property, and are adequate in size to accommodate the high-density needs for this area.

This specific property (2118 Richmond) is to be a buffer which "shall have low rise form and a site coverage and density that [serves] as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development" and scale of height is designated to **not exceed four storeys** (Chapter 3, p 12, Residential Land use Designations).

we object to the current proposal and it should be **REFUSED** on the basis of the following reasons, which are referenced in Agenda Item #37, Page # 299 - OZ-7890.

- **the proposed density of 123 units/ha is significantly greater than the contemplated maximum of 75 units/ha permitted in the Multi Family Medium Density Designation**
- **there is a significant amount of Multi Family High Density Residential designated land north of this site, at the future east/west collector road.**
- **it does not integrate with the surrounding Multi Family High Density Residential lands to the north, and the Multi Family Medium Density Residential lands to the east**
- **it undermines future comprehensive development on the surrounding lands**
- **it is not in conformity with the Uplands North Area Plan.**
- **the site is not of a suitable shape or size to accommodate high density housing and provide for adequate buffering measures to protect the adjacent low density residential uses.**
- **it does not provide transition in building height and bulk from the activity node (to the north).**
- **it is premature pending completion of the ongoing EESD lead public Environmental Assessment process for the Richmond Street/ Sunningdale Road corridor improvements.**
- **it does not conform with the Urban Reserve zone which is intended to protect large tracts of land from premature subdivision and development in order to provide for future comprehensive development on those lands.**

York Development was instructed to return with a proposal which remained consistent with the community plan and medium density. This proposal has failed. It is essentially the same as the previous with minor changes. It should be rejected as well, just like before.

This site plan also proposes access to the parking area, connections directly to Sunningdale Road and Richmond Street. This distance on Sunningdale Road from a signalized intersection is inadequate (Access Management Guidelines, p5). In addition, the OMB hearing was clear in stating that direct access to Richmond Street and Sunningdale Road is not allowed because it is far too dangerous. This property is not large enough to accommodate this.



--	--

File: OZ-7890

When we purchased our home in 2003, we expected the Official Plan was set in stone, enforceable, and our property protected. Had that property been zoned high density, we would have never purchased our home and moved into this neighbourhood. Our neighbour is currently attempting to sell his home for the 2nd time. Our property values on Sunningdale Road have significantly dropped due to possible change of land use signs (2118 Richmond Street) and the Sunningdale Road expansion. These unknowns have created public fear. In order to determine our property value now, we have realized a significant loss. The financial hit we will receive from a high density development will be extreme and never be recovered.

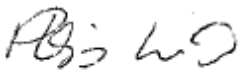
This is not consistent with the community plan and medium density. It is very frustrating and expensive for everyone to respond to their proposals repeatedly, when they have not addressed this. In addition, they have timed this during the busy summer months, at a time when many in the community are away. The City of London has a clear objective to have and maintain community involvement in the planning process. This appears to have been attempted to be circumvented on the part of York Development.

I mention (as did Mr. Steve Stefanko of the OMB) that community was deeply involved in this planning process, as well as many other teams, individuals, professionals, committee's, and departments. It is necessary for city development, staff, and City Council to continue support of the Official Community Plan and the official designated development for this site.


There is much at stake. **The Official Plan is a model of integrity with community planning in cooperation with city, and development teams and offices.** To rule against this would subvert a planning process which is tragic and deeply disrespectful to the process. It will have a cascade effect and decay public involvement, opinion, the strength of the Official Community Plan and its process. This proposal does not preserve this integrity.

Past council resolution stated development on this site must remain consistent with the Official Community Plan and medium-density. Therefore, unless York Development brings forth a development plan which provides medium density in an attractive design, this should be rejected just as those before.

Thank you and we are Sincerely,



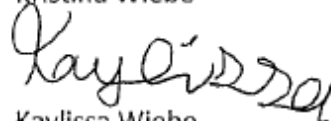
Philip Wiebe



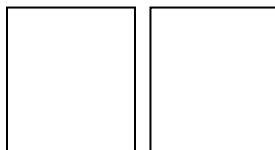
Aiden Wiebe



Kristina Wiebe



Kaylissa Wiebe



File: OZ-7890

2090 Richmond Street  
London, Ontario  
N5X 4C1  
RECEIVED  
CITY OF LONDON  
PLANNING DIVISION

June 26, 2014

The City of London Planning Division  
PO Box 5035  
London, Ontario  
N6A 4L9

Attention: Ms Barb Debbert

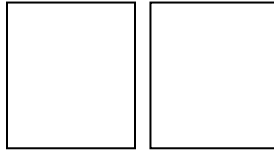
Re: File OZ-7890 - 2118 Richmond Street

Dear Ms Debbert

We both object to the application from York Developments and 1705820 Ontario Limited for a change to the zoning and official plan so they can build a 10 storey apartment building at 2118 Richmond Street plus 8 two-storey townhouses. Our home is located at the corner of Richmond St and Sunningdale Road, with our driveway directly across Sunningdale Road from 2118 Richmond Street. We have lived here since 1980.

These are the reasons for our objection:

- The community accepted the current medium density designation as a compromise which was supposed to be a transition so that large high-density apartment buildings would not be built right next to our homes. A high density apartment building is exactly what is being proposed.
- The 8 unit townhouse façade in front of the proposed 10 storey building does not change the fact that a high density development is being proposed immediately across Sunningdale Road from our homes. The lot at 2118 Richmond St is much too small for a row of two-storey townhouses to be sufficient transition between our single family homes and a high density 10 storey apartment building. In addition there is no guarantee that any townhouses or even a two-storey section of a highrise would ever be built as proposed. If this application were to be approved, the Applicant could decide to build only the highrise building with no transition ever being built between our homes and the highrise apartment building.
- This is now the third time we have had to respond to what is virtually the same proposal. After the Applicant's previous proposal was rejected by the OMB in 2009, the Applicant proposed a 15 storey highrise in May 2011 and then, when that was not accepted, in 2012 the Applicant proposed about the same plan but 12 stories. Other than the slight modification of height and density, this proposal appears to be about the same and, as noted above, continues to be well beyond the height and density of even the community plan's compromise medium density designation.
- There is no need for additional high density buildings in this area to provide housing. If there is market demand for highrise, high density buildings in the immediate area there



is already one such building on the west side of Richmond Street about a block south of Sunningdale Rd., one now under construction at 160 Sunningdale and more planned about a block west of Richmond Street on Sunningdale Road. These areas were recently changed from medium density to high density to accommodate those highrise buildings. In addition the land immediately to the north of the Applicant's land already has areas designated high density.

With this quantity of near-by land already designated high density there is no need for additional high density development. The fact that this Applicant happens to have purchased a small parcel of land and has economic reasons why it would like to increase the density to increase its return on investment is not a reason for City Council to change the density. In view of the recent decisions of City Council to designate a considerable parcel of high density land on Sunningdale Road to the west of Richmond Street, there is absolutely no housing market need in the area to locate an additional highrise building immediately across the Sunningdale Road from our single family homes in a medium density designated area on the east side of Richmond Street.

- The height of this proposed building causes a lack of privacy in the outdoor areas of our homes in the neighbourhood because of the height of the proposed building.
- The Applicant's proposal is not compatible in scale or design with the existing neighbourhood, and the impact would be adverse for the current residents of this area. It is not a positive, welcoming "gateway" to London to permit this proposed additional highrise high density building to tower over a neighbourhood of well-established single family homes, as London's example of how-not-to-do good urban design.
- The 2118 Richmond Street site is now populated with many mature trees. It is likely that the proposed plan would allow few if any of the trees to be retained on the site. The Applicant's plan is to virtually cover the lot with the highrise building and parking lot.
- Traffic in the area of Sunningdale and Richmond and in the Uplands neighbourhood is already over-capacity for the current roads. This proposal would bring about 107 to 214 more vehicles into this area with many more increased vehicle trips per day. The proposed driveway at the south east corner of the parcel is far too close to the corner of Richmond Street to allow safe movement of traffic mingling with the traffic in Sunningdale. Right in and out is unlikely to be enforceable as a solution.
- The plan to widen Sunningdale Road has not yet been finalized and may involve acquiring land which is now vacant on the north side of Sunningdale. Any proposal for development at 2118 Richmond should not be allowed until after the road widening has been finally decided and the roads have been built to accommodate the increased traffic.
- We are very concerned about the impact of 107 more residential units on the wells and the potential future sewer capacity in this neighbourhood. Our houses do not have sewers and many of us obtain drinking water from wells.
- With respect to process I note that the City Council motion as passed in March, 2012 included the following:
  - The motion to refer clause 19 back to staff for continued discussions with the developer to come to an amicable solution that residents

--	--

File: OZ-7890

might be happier with, in the context of medium density residential policies and regulations, and also in the context of the Community Plan is put. [sic]

Phil Wiebe and Kathryn Munn from the neighbourhood met with Craig Smith and Joni Baechler at City Hall on April 19, 2012. The range of options which might be acceptable to the neighbours were explained in our submissions to the Planning Environment Committee Public Participation meeting in February, 2012; the City Council meeting in March 2012; and the April 19, 2012 meeting.

We were not contacted again about the Applicant's proposal until we received the notice dated June 18, 2014 in the mail. This amounts to no effort at all by this Applicant to come to "an amicable solution that residents might be happier with". The Applicant's proposal is still far from the medium density designation and makes no effort to address the impact which this proposal would have on the people who already live here. This is a well-established neighbourhood which long predates the City of London's annexation of this area.

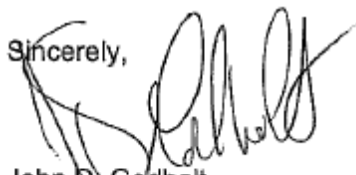
- Also with respect to process, we note that the Applicant has chosen late June, 2014 to revive its Application from March, 2012 with a July 8, 2014 response date. This appears to be timed so as to manipulate public participation by choosing a time when it is very likely that neighbours are preparing for or on vacation and not available to respond within the time period.

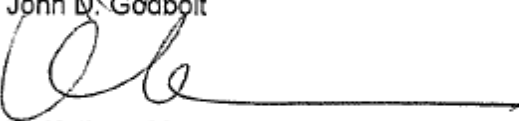
In addition the Applicant appears to be trying to manipulate this application process by repeatedly bringing forward virtually the same proposal so as to cause public participation fatigue for us, the neighbours who are repeatedly being asked to respond with no apparent requirement for the Applicant to listen and significantly modify its proposal.

We respectfully request that the City staff proceed as directed by the City Council in 2012, listen to the established residents of this neighbourhood, and continue discussions "with the developer to come to an amicable solution that residents might be happier with, in the context of medium density residential policies and regulations".

We ask that City Council **not** allow this official plan amendment and zoning change application.

Sincerely,

  
John D. Godbolt

  
M. Kathryn Munn

cc. Councillor Joni Baechler

--	--

File: OZ-7890

The City of London Planning Division,  
PO Box 5035,  
London, Ontario.  
N6A 4L9

REFERRED TO \_\_\_\_\_

FOURTEEN REFERRALS

ACTION  FILE

DESIGNATION  S.F.

OTHER

June 25, 2014

Attn: Ms. Barb Debbert

**Re: File OZ-7890 (2118 Richmond Street)**

I recently received a copy of a Notice of Revised Application to Amend the Official Plan & Zoning By-law and am writing to say I am opposed to this application.

I believe the applicant, York Developments, has based their application on the present road allowances for Sunningdale Road. The city has work in progress at this time to widen this major thoroughfare. My understanding from previous meetings with staff was that the needed land to allow the widening was to be taken from the north side of Sunningdale Road. If that is the case it would make the plan that has been presented incorrect in relation to the setback from the road and any landscaping being offered as a barrier as well as the total area available for this development. In addition there was mention previously of a pipeline in the area that might have to be moved to the north as well which would also impact on the building site.

If in fact the application is based on the proper road allowances that will exist after the widening has been accounted for, I have other concerns as well.

- 1) This is an established neighbourhood community of single family homes which existed long before annexation by the City of London. The official plan was developed with the input of the community and many other individuals over an extended period of time. The community accepted the current medium density designation as a compromise. It allows medium density development north of Sunningdale in the area of 2118 Richmond Street as a transition between our homes and the high density area which is planned further to the north. The 8 unit townhouse development in front of the proposed 10 storey building does not change the fact that a high density development is being proposed immediately across Sunningdale Road from our homes. The lot at 2118 Richmond St is much too small for a townhouse development to be sufficient transition between single family homes and a high density apartment building of 10 stories.
  
- 2) Traffic on both Richmond Street and on Sunningdale Road is already heavy and will only become worse. The submitted plan shows access to the 107 proposed units off both of these major roads that I believe are too close to the intersection for safety. Traffic cutting through the subdivision because of the congestion on Sunningdale Road is already a problem (worse since the closure of Sunningdale Road for the widening roadwork underway). This subdivision has small winding roadways without sidewalks or streetlights. The warning signs posted by the City have made no appreciable difference to the traffic volume or speed. The proposed development with driveway access for the 107 units directly into our subdivision roadways will increase the risks for those of us who walk and ride bicycles in our neighbourhood.

--	--

File: OZ-7890

- 3) In 2009 residents of this neighbourhood opposed an application by the same company to change the Official Plan and zoning at 2118 Richmond St. to permit commercial use for a Shoppers Drug Mart. In the decision of the OMB of October 26, 2009, Mr Steve Stefanko said:

"The existing land use designations at the intersection of Richmond Street and Sunningdale Road are the result of years of involvement by many individuals. I am not prepared to undo that which has been achieved by extensive public involvement, thoughtful municipal planning and by prudent decision-making on the part of municipally elected officials. To do otherwise would be to be effectively subvert a planning process, which has transpired over a considerable period of time. In my view, Council's decision in this matter was correct."  
In my opinion those facts are still correct to this day and this application should be denied.

Submitted for your consideration,



Lloyd Switzer  
5 Redford Road  
London, Ontario  
N5X 3V5

--	--

File: OZ-7890

29 Sunningdale Road East  
 London, Ontario  
 N5X 3Y3

June 24, 2014

The City of London Planning Division  
 PO Box 5035  
 London, Ontario  
 N6A 4L9

Attention: Barb Debbert

**Re: File OZ-7890 - 2118 Richmond Street**

Dear Ms Debbert

*We both **object to the application from York Developments and 1705820 Ontario Limited** for a change to the zoning and official plan so they can build a 10 storey apartment building at 2118 Richmond Street plus 8 two-storey townhouses. Our home is located directly across the street, on Sunningdale Road on the South side. Before purchasing my home, I went to the City and reviewed the Official Plan for future development. Due to the Plan, there was no mention of or agreement to a high-density being built directly across the street from me, I went ahead and purchased my home. We have lived here for 11 years.*

These are the reasons:

- The community accepted the current medium density designation as a compromise which was supposed to be a transition so that large high-density apartment buildings would not be built right next to our homes. A high density apartment building is exactly what is being proposed.
- The 8 unit townhouse development in front of the proposed 10 storey building does not change the fact that a high density development is being proposed immediately across Sunningdale Road from our homes. The lot at 2118 Richmond St is much too small for a row of two-storey townhouses to be sufficient transition between our single family homes and a high density 10 storey apartment building. In addition there is no guarantee that any townhouses would ever be built as proposed. The Applicant could build only the highrise building with no transition ever being built between our homes and the highrise apartment building.
- This is now the third time we have had to respond to what is virtually the same proposal. After the Applicant's previous proposal was rejected by the OMB in 2009, the Applicant proposed a 15 storey highrise in May 2011 and then, when that was not accepted, in 2012 the Applicant proposed about the same plan but 12 stories. Other than slight modification of height and density, this proposal appears to be about the same and, as noted above, continues to be well beyond the height and density of even the city's compromise medium density designation.

PLANNING DIVISION

--	--

- The height of this proposed building causes a lack of privacy in the outdoor areas of our homes in the neighbourhood because of the height of the proposed building.
- *This proposal significantly reduces the value of our homes. Many of which, we have decided to stay in the area and have invested in major renovations and updates to our homes.*
- Traffic in the area of Sunningdale and Richmond and in the Uplands neighbourhood is already over-capacity for the current roads. This proposal would bring about 107 to 214 more vehicles into this area with many more increased vehicle trips per day.
- The plan to widen Sunningdale Road has not yet been decided and may involve acquiring land which is now vacant on the north side of Sunningdale. Any proposal for development at 2118 Richmond should not be allowed until after the road widening has been decided and the roads have been built to accommodate the increased traffic.
- We are very concerned about the impact of 107 more residential units on the wells and the potential future sewer capacity in this neighbourhood. Our houses do not have sewers and many of us obtain drinking water from wells.
- With respect to process I note that the City Council motion as passed in March, 2012 included the following:
  - The motion to refer clause 19 back to staff for continued discussions with the developer to come to an amicable solution that residents might be happier with, in the context of medium density residential policies and regulations, and also in the context of the Community Plan is put. [sic]

Phil Wiebe and Kathryn Munn from the neighbourhood met with Craig Smith and Joni Baechler at City Hall on April 19, 2012. The range of options which might be acceptable to the neighbours were explained in our submissions to the Planning Environment Committee Public Participation meeting in February, 2012; the City Council meeting in March 2012; and the April 19, 2012 meeting.

We were not contacted again about the Applicant's proposal until we received the notice dated June 18, 2014 in the mail. This amounts to no effort at all by this Applicant to come to "an amicable solution that residents might be happier with". The Applicant's proposal is still far from the medium density designation and makes no effort to address the impact which this proposal would have on the people who already live here. This is a well-established neighbourhood which long predates the City of London's annexation of this area.

- Also with respect to process, we note that the Applicant has chosen late June, 2014 to revive his Application from March, 2012 with a July 8, 2014 response date. This appears to be timed so as to manipulate public participation by choosing a time when it is very likely that neighbours are preparing for or on vacation and not available to respond within the time period.



--	--

File: OZ-7890

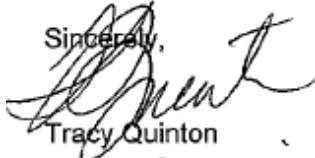
In addition the Applicant appears to be hoping that repeatedly bringing forward virtually the same proposal will cause public participation fatigue for the neighbours who are repeatedly being asked to respond with no apparent requirement for the Applicant to listen and significantly modify its proposal.

We respectfully request that the City staff proceed as directed by the City Council in 2012, listen to the established residents of this neighbourhood, and continue discussions "with the developer to come to an amicable solution that residents might be happier with, in the context of medium density residential policies and regulations".

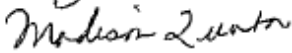
*But at the same time, I am also very concerned that this process has become a significant waste of taxpayers time and money for the people in this community and the people that work for the City, to have to continue to accommodate this developer while he makes little or no effort to truly make this work in the best interest of the people involved and keep things in compliance with an Official Plan, which was painstakingly put together by this community.*

We ask that City Council **not** allow this official plan amendment and zoning change application.

Sincerely,



Tracy Quinton



Madison Quinton

--	--

Hello Ms. Barb Debbert,

My Name is Martin Robertson, I would love to take the opportunity to address the proposed development on the NE corner of the Richmond and Sunningdale intersection. I currently live at 49 Sunningdale Rd East, less than 100m from the intersection. I live with my wife Katarina and our soon to be 3yr old daughter. I recently received a notice that the developer has proposed to amend the project from medium density to high density, most notably to include a 10 storey high-rise apartment building.

My family and I are a recent addition to the Uplands community. We spent a lot of time deciding where we would settle, wanting a home fit to raise our family for decades to come. We were aware that the city had plans to do work in our area. We spent many an afternoon at city hall going over the plans for the Sunningdale expansion, as well as the intersection development at Richmond rd. After meeting with city planners, and even having the plans sent to us so that we could go over them with our realtor and legal professionals, we felt comfortable knowing that medium density would not effect the beauty, safety, and value of our new home and the community.

Im sure that you have fielded many an email and phone call regarding this project, and I very much appreciate the time it takes for you to address the concerns of the citizens of our community. Much discussion regarding the project stems from the lack of safety due to the increased volume of traffic, to which I can attest is a valid concern. One trip to my property and you will witness the erosion of my land due to vehicles literally cutting across my property as they turn the corner.

My main concern is that we purchased a property in a specific area for multiple reasons, privacy being one of the most important. We moved to the outskirts of the city so that we could enjoy my property and the solitude of the location with my family. BBQ's with friends, Playing with my little girl on her play set, and having fun with our dogs in the privacy of my own home (which my wife and I work very hard to afford and maintain). We are now faced with the possibility that when we partake in all of the activities that give my life great meaning, I will be doing it while dozens of strangers have the ability to peer down into our yard. It will no doubt create the kind of intrusion and lack of privacy that will make our precious home an unappealing place for us to raise our family.

As you can tell, this is very unnerving to us, especially since we were under the impression that this issue had been put to bed long ago. To find out that our very lifestyle could change, our comfort level be diminished, and our home feel uncomfortable due to arrival of multiple floors of strangers whom all of the sudden have a birds eye view of my family's every move, doesn't seem fair. I certainly can't see myself, my wife, or anyone in my community ever being supportive of such an intrusion. I am all for development as it was laid out in the ACCEPTED plan. A plan that to my understanding was reached by many people over years of effort. How can one mans greed to reap every penny from a single real estate development take precedent over the lives of an entire pre existing community.

It takes many decades to develop a great community, My wife and I are thankful that we have found one that is willing to stand up together to protect the quality of our area. Our only hope is that we also live in a city that sees the importance of the voice of its citizens.

Please help us be heard,

**Martin Robertson**

Oxford Learning Inc.  
Franchise Performance &  
Growth Manager

--	--

File: OZ-7890

**Bibliography of Information and Materials  
OZ-7890**

**Request for Approval:**

City of London Official Plan and Zoning By-law Amendment Application Form, Concept Plan and Elevations, completed by Sean Eden, November 12, 2011, as amended by Carol Wiebe February 28, 2014, May 23, 2014, July 9 and July 10, 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*, 2014.

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. *Uplands North Area Plan*, May, 2003

City of London. Report to Planning & Environment Committee, June 13, 2011

City of London. Report to Planning & Environment Committee, February 27, 2013

Ontario Municipal Board. *Decision PL090268*

AECOM. *City of London Sunningdale Road Improvements Wonderland Road North to Adelaide Street North Environmental Study Report*, May 2013.

MHBC Planning. *Planning Justification Report 2118 Richmond Street*. March 2014.

MHBC Planning and Stantec. *2118 Richmond Street Urban Design Brief*. April 2014 – Revised June 2014.

Dillon Consulting Limited. *2118 Richmond Street Transportation Impact Assessment*. August 2013.

All file correspondence

--	--

File: OZ-7890

**Appendix "A"**

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

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 2118 Richmond Street.

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

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

PASSED in Open Council on July 29, 2014.

J. Baechler  
Mayor

Catharine Saunders  
City Clerk

First Reading – July 29, 2014  
Second Reading – July 29, 2014  
Third Reading – July 29, 2014

--	--

File: OZ-7890

**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to add a policy in Section 3.5 – Policies for Specific Residential Areas, of the Official Plan for the City of London to facilitate the development of the subject lands through specific policies contained in the Official Plan including site-specific bonus zoning policies for considering height and density increases.

**B. LOCATION OF THIS AMENDMENT**

1. This Amendment applies to lands located at 2118 Richmond Street in the City of London.

**C. BASIS OF THE AMENDMENT**

These lands are designated as Multi-family, Medium Density Residential in the Official Plan.

The form of development proposed for the subject lands contemplates a maximum height of ten storeys and a maximum density of 123 units per hectare, in excess of the generally accepted heights within the Multi-family, Medium Density Residential designation and the maximum bonusable density of 100 units per hectare. Apartment buildings and townhouses are permitted uses within the Multi-family, Medium Density Residential designation. The proposed special policy would allow for site specific increases to the permitted scale of development in return for matters which provide a public benefit.

Without compliance with the bonus zoning provisions, the permitted intensity of use on the lands would remain within the base maximum height of 4 storeys and maximum density of 75 units per hectare as permitted by the Multi-family, Medium Density Residential designation.

--	--

D. THE AMENDMENT

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

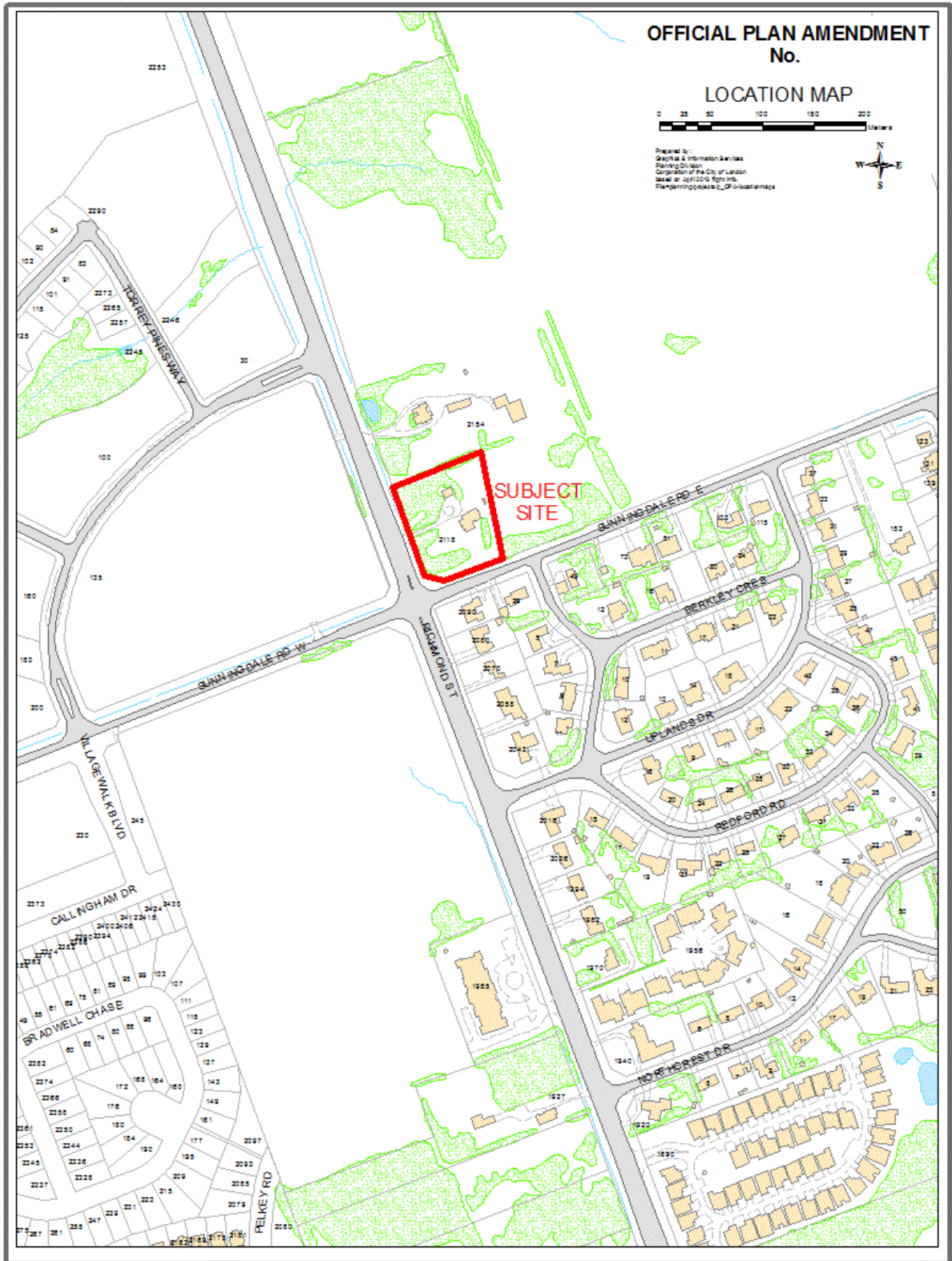
1. Section 3.5 – Policies for Specific Residential Areas, of the Official Plan for the City of London is amended by adding the following:

2118 Richmond Street

Notwithstanding the height and density maximums identified in the general Multi-family, Medium Density Residential policies, a bonus zone may be permitted to allow for a maximum height of up to ten storeys and a maximum density of up to 123 units per hectare, subject to the following:

- i) The permitted form of development shall be an apartment building with three-storey townhouses forms integrated into the base of the building adjacent to Sunningdale Road East. The apartment building component of the structure shall be restricted to the north portion of the property, thereby locating the maximum intensity away from the single detached dwellings within the residential neighbourhood south of Sunningdale Road East.
- ii) The proposed form of development shall address the Urban Design Principles in Chapter 11, and the Bonus Zoning policies of Section 19.4.4 with respect to, at a minimum, enhanced urban design, the provision of underground parking, and encouraging aesthetically attractive residential developments through the enhanced provision of landscaped open space.

--	--



--	--

File: OZ-7890

**Appendix "B"**

Bill No. (number to be inserted by Clerk's Office)  
2104

By-law No. Z.-1-14 \_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2118 Richmond Street.

WHEREAS 1705820 Ontario Limited has applied to rezone an area of land located at 2118 Richmond Street, as shown on the map attached to this by-law, as set out below;

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

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2118 Richmond Street, as shown on the attached map comprising part of Key Map No. A102, from an Urban Reserve (UR1) Zone to a Holding Residential R6/ Residential R8 Bonus (h•h-5•h-11•R6-5/R8-4•B-\_\_) Zone.
- 2) Section Number 4.3 iv) – Site Specific Bonus Provisions is amended by adding the following Bonus Provision:

) B-\_\_ 2118 Richmond Street

The subject site is being bonused for:

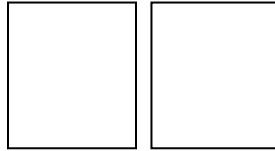
- Enhanced urban design features;
- Underground parking and related additional open space; and,
- The planting of nine mature shade trees (minimum diameter at breast height (dbh) of 11 cm) as part of the landscaping plan between the south building face and Sunningdale Road East.

The development shall be in accordance with the site concept and elevations attached as Schedule "1" of this By-law which includes an apartment building with a maximum height of 33 metres with eight, three-storey townhouses integrated into the base of the building adjacent to Sunningdale Road East, for a total maximum of 107 units (123 units per hectare). The apartment building component of the structure shall be restricted to the north portion of the property, thereby locating the maximum intensity away from the single detached dwellings within the residential neighbourhood south of Sunningdale Road East. The development shall specifically incorporate the following key components:

Building

- a building design which, with minor variations at the discretion of the Managing Director, Planning and City Planner, matches the site concept and elevation drawings shown in Schedule "1";
- the proposed building has an "L" shaped configuration with townhouses located along the Sunningdale Road East frontage and the apartment building portion located along the Richmond Street frontage;
- the building is located in close proximity to the Richmond Street property line and as close as possible to the Sunningdale Road East property line given the setback for the oil pipeline and the need to provide a landscaped amenity area between the building and the street;





File: OZ-7890

- the townhouses facing Sunningdale Road East include individual accesses from each townhouse unit directly out the landscaped open space located along Sunningdale Road East;
- individual entrances to the apartments are located on the ground floor of the apartment building adjacent to Richmond Street and function as front doors rather than patio doors;
- the main entrance into the apartment building is located on the west façade facing Richmond Street;
- The building includes a differentiated base, middle and top:
  - with the base consisting of the portion of the façade between the ground floor and the top of the third floor; design elements from the three storey townhouses being carried through the first three floors of the apartment building.
  - with the middle consisting of the portion of the façade between the top of the base and the 8<sup>th</sup> floor, including material changes, large windows and balconies, and a column of windows following the width of the lobby.
  - with the top consisting of the portion of the façade above the top of the 8<sup>th</sup> floor, including the southern portion of the top of the building as a window wall set back on the 9<sup>th</sup> floor and set back further on the 10<sup>th</sup> floor.

Site

- Landscape plans include a minimum of nine mature trees with a minimum dbh of 11 cm between the building face and the south property line in order to reduce the visual impact of the new building on the single detached dwellings located on the south side of Sunningdale Road East;
- All parking is located behind and below the building;
- A limited amount of parking in the rear of the building in order to accommodate a landscaped amenity area.

Notwithstanding anything in the By-law to the contrary the following regulations shall apply:

Lot Area (minimum)	8,000 square metres (86,114 square feet)
Lot Frontage (minimum)	60.0 metres (196.8 feet)
Front Yard Depth (Sunningdale Road East) (minimum)	16.0 metres (52.5 feet)
Exterior Side Yard Depth (minimum)	8.2 metres (26.9 feet)
Rear Yard Depth (minimum)	8.7 metres (28.8 feet)
Interior Side Yard Depth (minimum)	per Line 11 of Table 13.3 of the R9-7 Zone
Landscaped Open Space (minimum)	34 %
Coverage (maximum)	30%
Height (maximum)	33.0 metres (108.3 feet)
Density (maximum)	123 units per hectare

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 July 29, 2014.

Agenda Item # Page #

--	--

File: OZ-7890

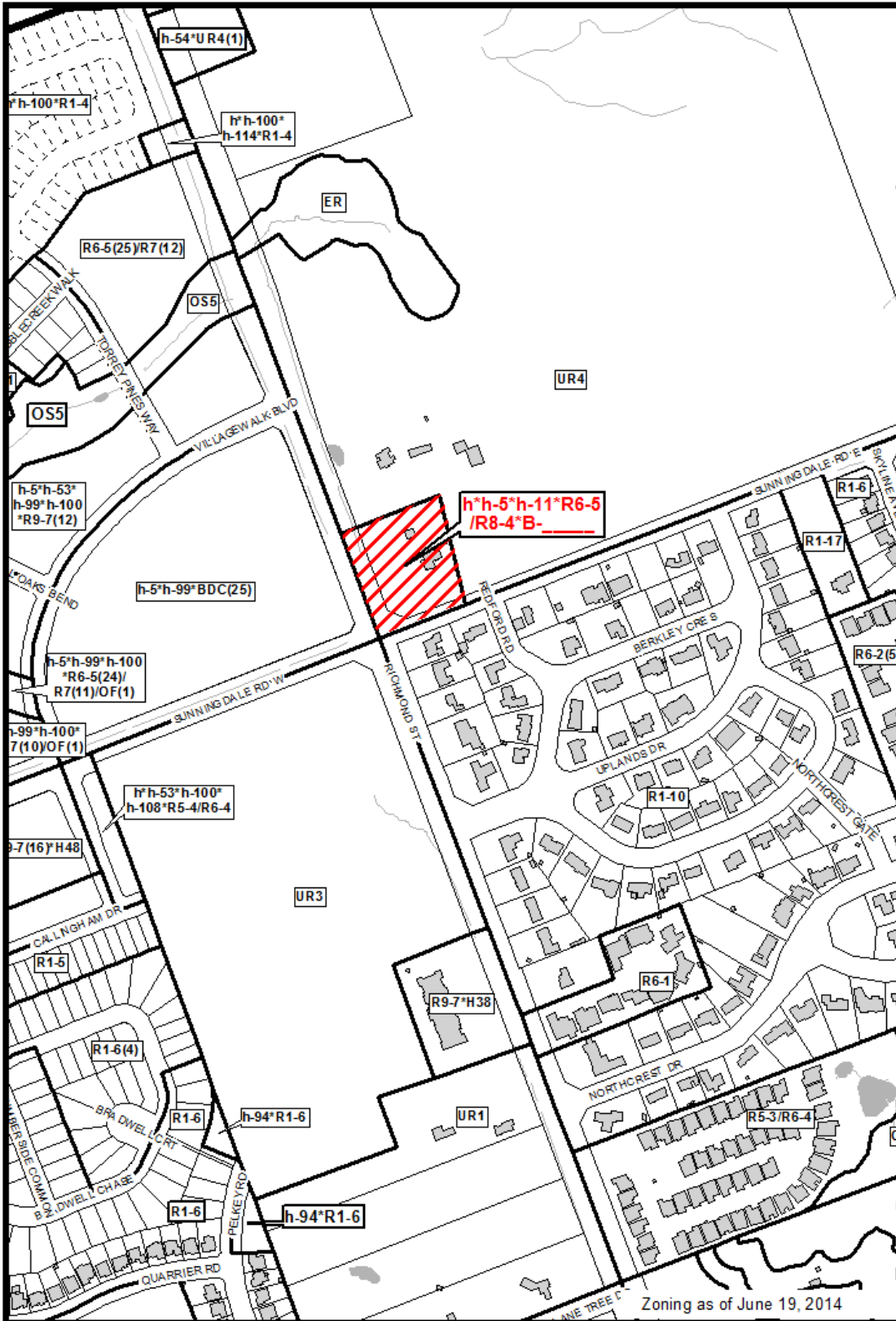
J. Baechler  
Mayor

Catharine Saunders  
City Clerk

First Reading - July 29, 2014  
Second Reading – July 29, 2014  
Third Reading - July 29, 2014

--	--

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



File Number: OZ-7890\_2  
 Planner: BD  
 Date Prepared: 2014/07/08  
 Technician: CK  
 By-Law No: Z.-1-

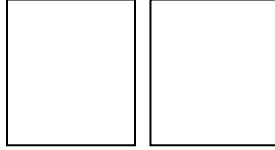
SUBJECT SITE 

1:4,800





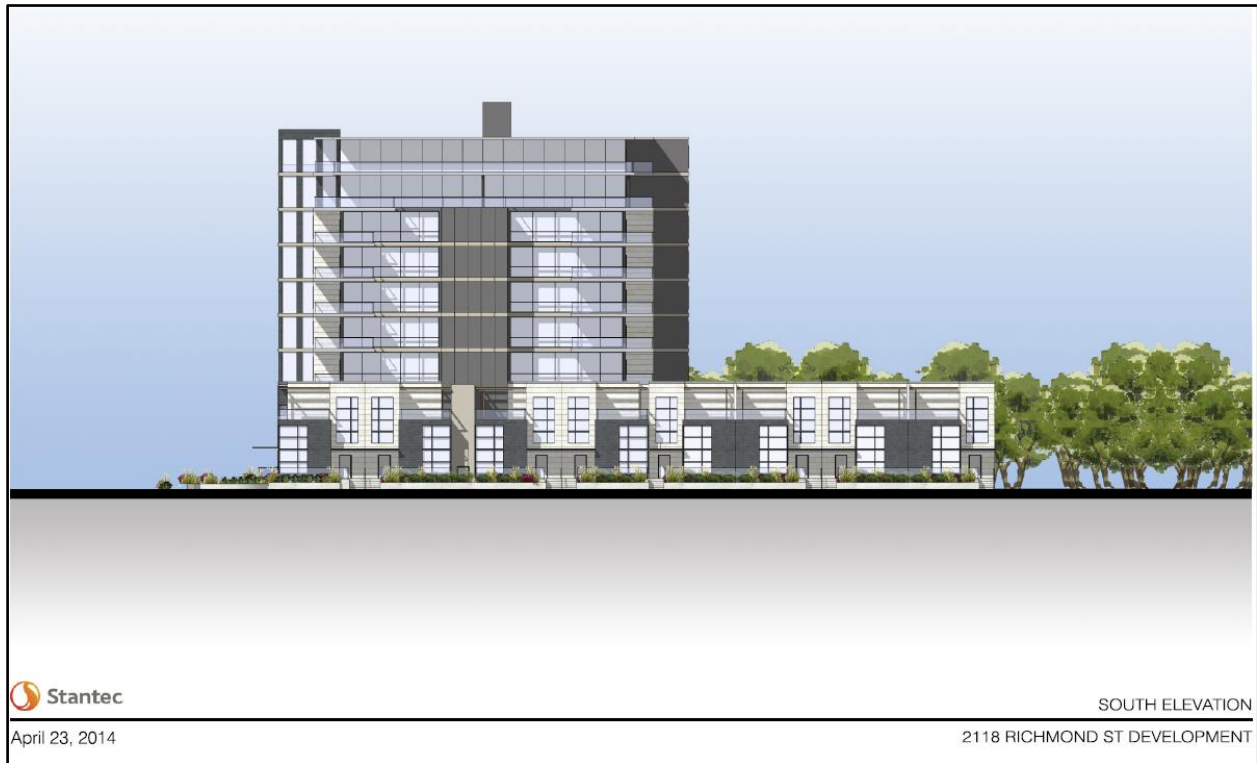
Geoconbase



Schedule "1" – Site Concept and Elevations



South Elevation



--	--

File: OZ-7890

West Elevation



North Elevation



--	--

File: OZ-7890

East Elevation

