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File: OZ-8310  
Planner: Mike Davis

<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: RICHMOND MEDICAL CENTRE INC. 1643, 1649 and 1653 RICHMOND STREET PUBLIC PARTICIPATION MEETING ON OCTOBER 7, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Richmond Medical Centre Inc. relating to the properties located at 1643, 1649 and 1653 Richmond Street:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 14, 2014 to amend the Official Plan to change the designation of the subject lands **FROM** a "Low Density Residential" designation, **TO** a "Multi-Family, Medium Density Residential" designation; and, to **ADD** a "Special Policy" to Section 3.5 – Policies for Specific Residential Areas – to the Official Plan to guide the future development of the lands;
- (b) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on October 14, 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** a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone, **TO** Holding Residential R9 Special Provision (h-5•h-55•h-(\*)•R9-7(\*)) Zone and a Holding Residential R9 Special Provision (h-5•h-(\*)•R9-7(\*)) Zone; and
- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
  - i) Ensure all exterior signage is incorporated into the design of the building and restrict standalone exterior signage in order to maintain the residential character of the proposed building at 1653 Richmond Street to the extent possible;
  - ii) The construction of a curbed exit barrier, signage or other impediments at the site access along Hillview Boulevard to restrict left turn movements out of the site.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**January 21, 2014 Report to the Planning and Environment Committee - 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ-7965)** – This report from the Managing Director, Planning and City Planner recommended approval of a new Official Plan and Zoning By-law framework for the lands located on the west side of Richmond Street, between Hillview Boulevard and Shavian Boulevard, which would have resulted in: a) the lands being re-designated from "Low Density Residential" to "Multi-Family, Medium Density Residential"; b) the addition of special policies to Section 3.5 of the Official Plan to allow for greater height and density than is normally contemplated through the Multi-Family, Medium Density Residential policies; c) adoption of the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* as a guideline document to the Official Plan to guide the future development of the corridor; and, d) a re-zoning

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to permit the development of multiple attached dwellings such as row houses or cluster houses and mid-rise apartment buildings with a convenience commercial component. These amendments were subsequently approved by Council on January 28, 2014.

**April 29, 2014 Report to the Planning and Environment Committee – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ-7965)** – This report from the Managing Director, Planning and City Planner notified Municipal Council that the City had received the appeal from McKenzie Lake Lawyers LLP and Cercelli Law regarding its January 28, 2014 decision to approve Official Plan Amendment No. 564 and Zoning By-laws Z.-1-142261, Z.-1-142262, Z.-1-142263, and Z.-1-142264 and recommended that Municipal Council continue to support its previous decision for approval before the OMB.

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The purpose and effect of the recommendations is to provide for a comprehensive Official Plan and Zoning framework, for the properties known as 1643, 1649 and 1653 Richmond Street, which generally implements the principles of the Council-approved *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*, allowing for the development of apartment buildings on the east half of the subject lands and townhouses on the western half of the subject lands while requiring a comprehensive development through special Official Plan and zoning provisions which apply to the block of three (3) properties. These special provisions require internal access between the subject lands and lands to the south.

More specifically, the recommended Official Plan and Zoning changes would permit the development of a five (5) storey mixed-use building at 1653 Richmond Street which may contain up to fourteen (14) residential apartment units and up to 430m<sup>2</sup> of medical/dental office space, and a 6-storey apartment building and six (6) townhouse dwellings on 1643 and 1649 Richmond Street with the proposed apartment building containing up to approximately 95 apartment units. The proposed development is intended to occur in two phases with the northern phase (Phase 1) comprising 1653 Richmond Street and the southern phase (Phase 2) comprising 1643 and 1649 Richmond Street. The ultimate development of each phase shall be in compliance with a conceptual block development plan which includes internal driveway connections and shared parking to form a comprehensive development block and limit access points to the adjacent road network.

**RATIONALE**

- i) The recommended amendments are consistent with the policies of the *Provincial Policy Statement (PPS), 2014*, which promote intensification, redevelopment and compact form in appropriate locations in order to minimize land consumption and servicing costs and provide for a range of housing types and densities to meet projected requirements of current and future residents of the municipality;
- ii) The recommended amendments are supported by the objectives of Section 1.1.3.2 of the *Provincial Policy Statement, 2014* which promote densities and a mix of land uses which support active transportation and are transit supportive, where transit is planned, exists or may be developed;
- iii) The recommended amendments will facilitate a form of development which conforms to the intent of the permitted uses policies outlined for the Multi-Family, Medium Density Residential designation of the Official Plan wherein land uses may serve as a transition between low density residential areas and more intensive forms of commercial land uses;
- iv) The subject lands satisfy the location criteria provided by Section 3.3.2 of the Official Plan for the addition or expansion of the Multi-Family, Medium Density Residential designation,

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including proximity to a major commercial shopping area and frontage on an arterial road;

- v) The recommended amendments, in conjunction with the *Conceptual Block Development Plan* (page 52-56), will facilitate a form of development which is consistent with the residential intensification policies of the Official Plan requiring that new development be sensitive to adjacent low density residential areas, that mitigation measures be included to buffer any impacts on surrounding properties, and that the new development incorporates innovative design features.
- vi) The recommended amendments are supported by the objectives of Section 18 – Transportation – of the Official Plan which require that Council support the long-term development of compact, transit oriented and pedestrian friendly activity centres at identified nodes and corridors by encouraging residential intensification and an appropriate mix of land uses adjacent to existing or planned transit nodes and along existing or planned transit corridors.
- vii) The recommended amendments will facilitate a form of development that is consistent with the Near-Campus Neighbourhood policies of Section 3.5.19 of the Official Plan which promote intensification and redevelopment in the form of purpose-built, multi-unit residential apartment buildings located along arterial roads that are serviced by alternative modes of transportation.
- viii) The recommended Official Plan and Zoning By-law amendments will facilitate a built form which is generally consistent with the principles and concepts embedded in the Council-approved *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines* and established through the collaborative planning process for that document which involved a range of stakeholders including the Old-Masonville community, the ward councillor, interested landowners and Planning Staff.

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### LOCATION MAP

Subject Site : 1643-1655 Richmond St  
Applicant: Richmond Medical Centre Inc.  
File Number : OZ-8310

Planner : MD  
Created By : MB  
Date : 2014/09/16  
Scale : 1:2000

### Legend

 Subject Site

Prepared by : Graphics & Information Services , Planning Division  
Corporation of the City of London  
File=planning\projects\p\_locationmaps\MXD6



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<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> Dec. 30, 2013	<b>Agent:</b> Kirkness Consulting Inc.
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**REQUESTED ACTION:**

Change the Official Plan land use designation **FROM** a Low Density Residential designation which permits single detached; semi-detached; and duplex dwellings; rowhousing and other forms of multiple attached housing up to a maximum density of 30 units per hectare **TO** a Multi-Family, Medium Density Residential designation which permits multiple attached dwellings such as row houses or cluster townhouses, low-rise apartment buildings; and small-scale nursing homes, rest homes and homes for the aged.

Amend the Official Plan to **ADD** a Special Policy to Section 3.5 (Policies for Specific Residential Areas) of the Official Plan to permit a small-scale medical/dental office within an apartment building, permit the development of multi-unit buildings in the form of apartment buildings and townhouses up to a maximum density of 200 units per hectare across the entire development site with maximum height restrictions ranging from 20 metres along Richmond Street to 9.5 metres along the western portion of the site with special policies generally requiring a 15 metre landscaped open space buffer adjacent to the low density residential neighbourhood to the west and requiring that the lands be developed generally in accordance with comprehensive site concept plan submitted with the Official Plan and Zoning By-law amendment application.

Change Zoning By-law Z.-1 **FROM** a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone which permits cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, and cluster townhouse dwellings subject to special zoning provisions which regulate: minimum lot area (0.6 ha.), minimum lot frontage (70m), maximum lot coverage (35%), maximum density (30 units per hectare), maximum height (10.5m), minimum front yard setback (3m), minimum rear yard setback (7.5m) and restricts the location of parking areas **TO** a Holding Residential R9 Special Provision (h-5•h-55•h-(\*)•R9-7(\*)) Zone for the properties located at 1643, 1649 Richmond Street which would permit cluster townhouses and apartment buildings with site-specific special zoning provisions which prescribe: a minimum lot frontage (50m); minimum lot area (0.4 ha.); minimum interior side yard setback (3m); and, maximum height (20.0m on the eastern portion and 9.5m on the western portion); subject to holding provisions to ensure that a public site plan meeting is held, future development is consistent with the proposed comprehensive site development concept, and that a traffic impact study be completed prior to site plan approval **AND** a Holding Residential R9 Special Provision (h-5•h-(\*)•R9-7(\*)) Zone for the property located at 1653 Richmond Street which would permit apartment buildings with site-specific special zoning provisions which prescribe: additional permitted uses (medical/dental offices within an apartment building); maximum gross floor area for medical/dental offices (430m<sup>2</sup>); minimum lot frontage (20m); minimum lot area (0.16 ha.); minimum interior side yard setback (3m); minimum exterior side yard setback (0m); maximum height (17m); and, medical/dental office parking rate (1 space per 15m<sup>2</sup> GFA); subject to holding provisions which ensure that a public site plan meeting is held and future development is consistent with the proposed comprehensive site development concept. The proposed amendments would allow for the construction of a canopy or vestibule within the 15 metre rear yard setback at 1653 Richmond Street in order to shelter the stairway opening which is required to provide a secondary pedestrian exit to the underground parking structure.

A range of special zoning provisions included in the proposed Residential R9 Special Provision (R9-7(\*)) Zone would apply to the broader Zone boundaries so as to facilitate a comprehensive development which considers the three existing lots, within the block, comprehensively. Such provisions include: maximum density (200 units per hectare); maximum lot coverage (45%), maximum front yard depth (3m), parking rate for residential uses (0.8 spaces/unit), rear yard depth (15m); and, rear yard setback to apartment buildings (50m).

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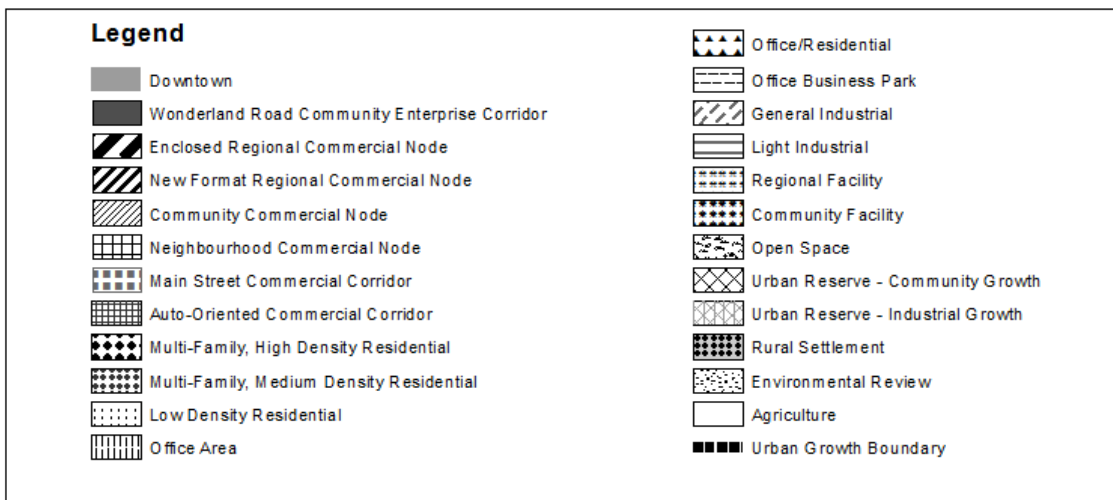
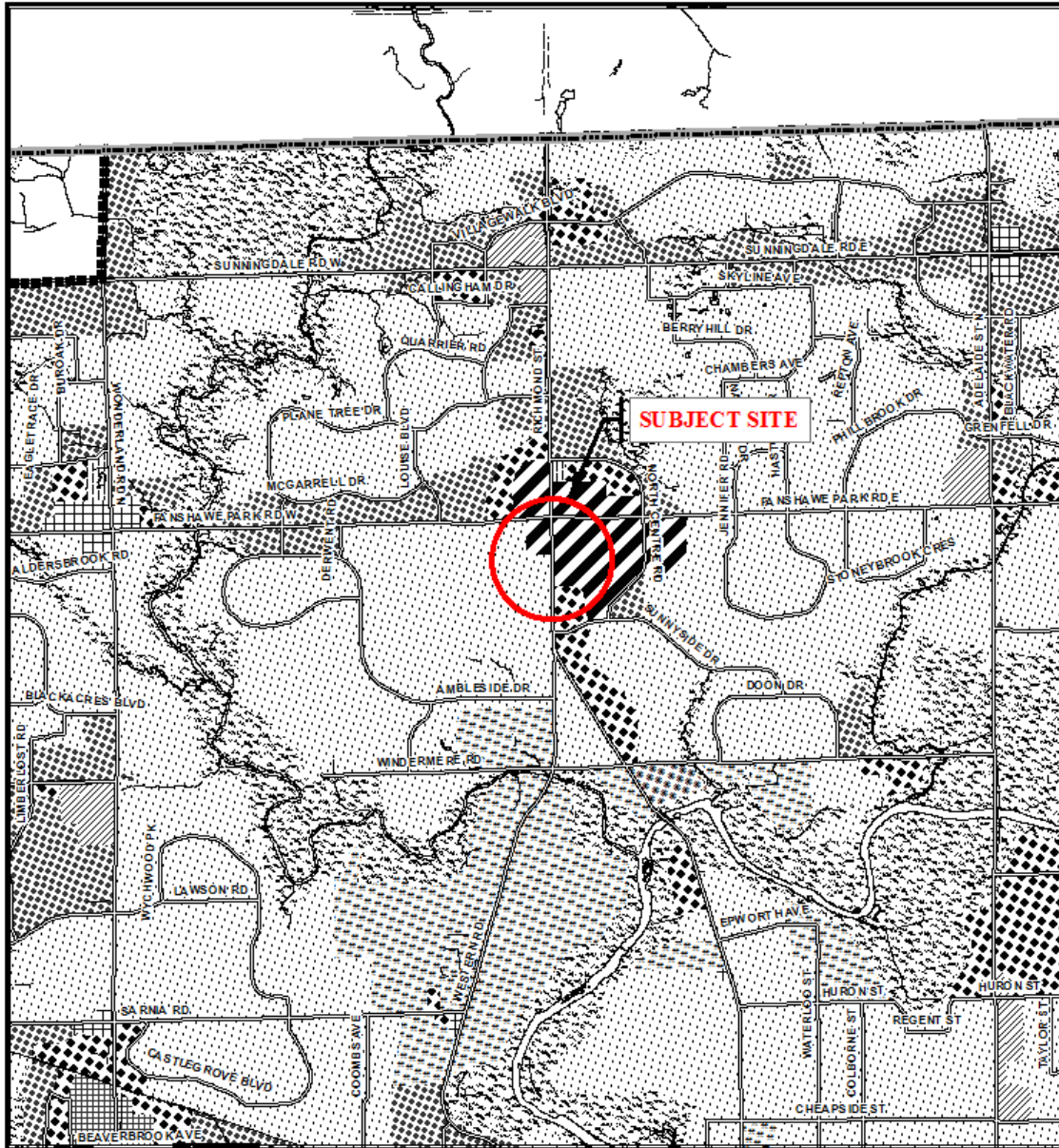
<b>SITE CHARACTERISTICS:</b>
<ul style="list-style-type: none"><li>• <b>Current Land Use</b> – Single detached dwellings</li><li>• <b>Frontage</b> – 70 metres (230 ft.)</li><li>• <b>Depth</b> – 85 metres (280 ft.)</li><li>• <b>Area</b> – 0.6 hectares (1.5 acres)</li><li>• <b>Shape</b> – Rectangular</li></ul>

<b>SURROUNDING LAND USES:</b>
<ul style="list-style-type: none"><li>• <b>North</b> – TD Bank Branch</li><li>• <b>South</b> – Single detached dwellings</li><li>• <b>East</b> – Masonville Mall</li><li>• <b>West</b> – Single detached dwellings</li></ul>

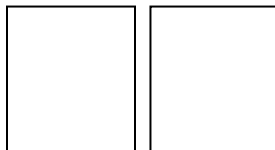
<b>OFFICIAL PLAN DESIGNATION:</b> (refer to Official Plan Map on page 7)
<ul style="list-style-type: none"><li>• Low Density Residential</li></ul>
<b>EXISTING ZONING:</b> (refer to Zoning Map on page 8)
<ul style="list-style-type: none"><li>• Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5 2(12)/R6-4(14)) Zone</li></ul>

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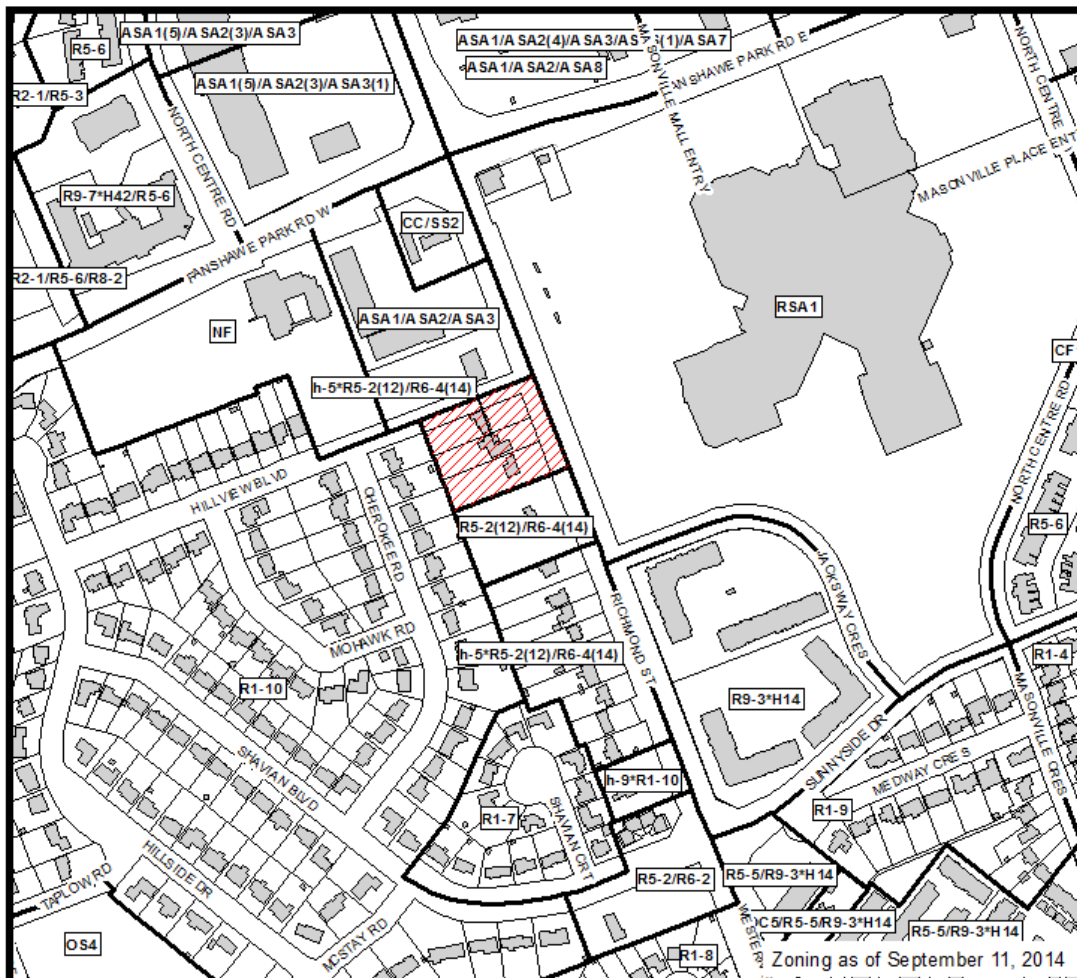
File: OZ-8310  
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<p><b>CITY OF LONDON</b> Department of <b>Planning and Development</b>  OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	 Scale 1:30,000 Meters	<p>FILE NUMBER: OZ-8310 PLANNER: MD TECHNICIAN: MB DATE: 2014/09/16</p>
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File: OZ-8310  
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**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-5\*R5-2(12)/R6-4(14)**

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

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|--|---|
| <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> |
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**CITY OF LONDON**  
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:  
OZ-8310 MD

MAP PREPARED:  
2014/09/16 MB

1:5,000  
0 25 50 100 150 200 Meters

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



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**PLANNING HISTORY**

In March of 2011, Civic administration received direction from Council, based on communications from Councillor Matt Brown, to report back at a future meeting with respect to a new Official Plan and Zoning By-law framework for the lands including 1607-1653 Richmond Street that considers a form and intensity of development that:

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

In response to this Council direction, Planning Staff undertook a series of consultation sessions with representatives of the Old-Masonville Community, Mr. Farid Metwaly (owner of lands at 1631, 1635, and 1639 Richmond Street), Civic Administration and the Ward Councillor. The result of these collaborative consultation efforts was a new concept for the future development of the lands including 1607-1653 Richmond Street which adds residential intensity toward the Richmond Street corridor and Masonville Node while increasing setbacks from the existing single detached dwellings to the south and west, reducing the number of bedrooms per unit and appealing to a wider mix of residents (see Figure 1 below).

**Figure 1:** Development Concept for 1607-1653 Richmond Street



On December 12, 2011, Planning Staff presented a series of Official Plan and Zoning By-law amendments to the Planning and Environment Committee to, effectively, implement the development concept resulting from the Council direction and community consultation. These were endorsed by Council on January 10, 2012 but 3 readings of the by-laws were withheld, "...until such time as site plan approval has been obtained for the properties at 1631, 1635, and 1639 Richmond Street, following a public site plan review, and a development agreement

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*entered into with the City of London, which is consistent with the site plan drawings and elevation drawings [presented to Council]*".

On January 21, 2014, revised Official Plan and Zoning By-law amendments were presented to the Planning and Environment Committee to allow for adoption of the previously considered approvals with holding provisions to provide further assurances as to the ultimate form of development. On January 28, 2014, Municipal Council approved the recommended Official Plan and Zoning By-law amendments which would result in the re-designation of the subject lands to "Multi-Family, Medium Density Residential", the adoption of special Official Plan policies to Section 3.5 – Policies for Specific Residential Areas of the Official Plan, the adoption of the *Richmond Street Old-Masonville Master Plan and Urban Design Guidelines* as a guideline document to the Official Plan and the rezoning of the subject properties to allow for the development of multiple attached dwellings such as row houses or cluster houses, low-rise apartment buildings, small scale nursing homes, rest homes, and homes for the aged with a convenience commercial component with holding provisions to ensure development occurs in accordance with the *Richmond Street-Old Masonville Master Plan and Urban Design Guidelines*.

On February 27, 2014, appeals were submitted by McKenzie Lake Lawyers LLP on behalf of Richmond Medical Centre Inc. (owner of 1653 Richmond Street), and Cercelli Law on behalf of Anthony Cercelli (owner of 1609 Richmond Street), in opposition to Municipal Council's decision to approve the Official Plan and Zoning By-law amendments. The appeal documents outline a range of reasons for appeal. With regard to the appeal received from Richmond Medical Centre Inc., it was understood at the time of appeal that the group had concerns about the lack of flexibility the new plan offered for the mix of secondary permitted uses contemplated by Section 3.6 of the City's Official Plan. At the time of appeal, Richmond Medical Centre Inc. had also submitted an application to the City for an Official Plan and Zoning By-law amendment to allow for the development of a small-scale medical/dental office at 1653 Richmond Street. It is important to note that this matter remains before the Ontario Municipal Board and, as such, the Council-approved amendments outlined in the planning history above are not in force and effect.

**SIGNIFICANT DEPARTMENT/AGENCY COMMENTS**

**Urban Forestry:**

*No Comment*

**Wastewater and Drainage Engineering:**

*The outlet for the subject lands is the 250mm sanitary sewer on Richmond Street. A sanitary inspection manhole is required for the proposed development.*

**Upper Thames River Conservation Authority:**

*No objections to this application*

**Transportation Planning & Design:**

*A transportation impact assessment (TIA) was undertaken in 2012 which included these and land to the south along the Richmond St corridor. This study determined the transportation infrastructure and access requirements for all lands in the study area. Therefore a holding provision for a TIA will not be required. Other significant issues that will be discussed through the site plan review process include road widening dedication, left turn lane requirements on Hillview Blvd, access design and an easement for access for lands to the south through this site.*

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**Urban Design Peer Review Panel:**

Initial Review – February 2014:

*The proposed development falls under the City’s “Richmond Street-Old Masonville Master Plan and Urban Design Guidelines”. That document envisages the integrated development of the three separate properties at 1653, 1649 and 1643 Richmond Street. The proposed development under consideration is for 1653 Richmond Street only. Nevertheless, the proponent acknowledged the noted plan and guidelines and proposes a development that could be integrated with the complementary development of 1649 and 1643 Richmond Street assuming either acquisition of those properties or a cooperative property owner/developer.*

*The proposal deviates further from the city plan and guidelines in that it proposes commercial use for the ground floor. A mixed use building at the corner of Richmond St. and Hillview Boulevard relates to the commercial use of the TD Bank site to the north. Ground floor apartments at the Richmond and Hillview corner are not appropriate given the proximity of the two roads and the volume of traffic.*

*Underground parking is proposed in keeping with the city plan and guidelines but surface parking is required still given the proposed use. That parking will serve as a buffer between the street and townhouses called for to the south in keeping with the city plan and guidelines.*

*In light of the above, the Panel offers the following observations and comments regarding the medical office and residential apartment project proposed for 1653 Richmond Street, London, ON:*

- 1. Provide a more prominent and identifiable entrance to the proposed second through fourth floor apartments;*
- 2. Provide a drawing of the building’s south elevation confirming the architect’s verbal intention to add windows to the proposed elevator lobby;*
- 3. Provide a stronger hard landscape corner treatment in keeping with the scale of the proposed building, its entrances and urban context;*
- 4. Provide appropriate buffer planting to screen the surface parking lot from Hillview Boulevard and the potential townhouses to the south;*
- 5. Delete the westerly access driveway to the surface parking lot thus creating a greater buffer strip adjacent the westerly abutting residential lot. Extensively landscape this buffer;*
- 6. Ensure the building’s north and east exterior walls (including fenestration) are appropriately detailed to attenuate the traffic noise from Richmond Street; and*
- 7. Consider juliet balconies for the apartment units facing Richmond Street and Hillview Boulevard.*

*The medical office and residential apartment development proposed for 1653 Richmond Street, London, ON offers a site plan and building form in keeping with the intent of the City of London’s Urban Design Principles. Though the development proposal deviates from the city plan and guidelines for the property, the proposed development responds appropriately to the “Richmond Street-Old Masonville Master Plan and Urban Design Guidelines” provided the design provisions for future connection of this project to the property immediately south of 1653 Richmond Street are realized.*

Final Review – August 2014:

*The Urban Design Peer Review Panel (UDPRP) appreciated meeting with you and your client on Aug 20, 2014 to discuss your client’s proposal for a 5 storey Medical Office/Residential Development at the intersection of Richmond Street and Hillview Boulevard, London, ON. We understand that the Addendum to the Urban Design Brief dated July, 2014 and prepared by Kirkness Consulting Incorporated with graphics by R Ritz Architect forms part of the application for Official Plan Amendment and Zoning Bylaw Amendment.*

*The proposed development consists of medical offices on the ground floor and with this addendum fourteen (14) residential units as opposed to twelve (12) units located on four as opposed to three stories above. The addendum further notes that the project is now proposed*

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as a comprehensive development that acknowledges and integrates with the buildings proposed for the two southerly properties of 1643 and 1649 Richmond Street.

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

1. Expand the amount of surface parking by extending the surface parking lot to align with the underground parking below as shown on the 1653 Richmond Site Plan drawing dated July 7, 2014;
2. Partially screen the expanded lot referenced in item 1 from the abutting westerly property by positioning an egress stair from the underground parking west of the proposed surface lot; and
3. Provide a clearer separation of the building's corner element from the top floor.

On behalf of the Panel, I thank you for your submission and presentation. In consideration of the above comments, the Panel finds that the Medical Office / Residential development proposed for 1653 Richmond Street, London, ON generally presents a built form on the site in keeping with the intent of the City of London's Urban Design Principles.

<b>PUBLIC LIAISON:</b>	On August 14, 2014, Notice of Application was sent to 158 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 August 14, 2014. A "Possible Land Use Change" sign was also posted on the site.	Ten (10) replies were received
<p><b>Nature of Liaison:</b> The purpose and effect of this Official Plan and Zoning change is to permit the development of a five (5) storey mixed-use building at 1653 Richmond Street which may contain up to fourteen (14) residential apartment units and up to 430m2 of medical/dental office space, and a 6-storey apartment building and six (6) townhouse dwellings on 1643 and 1649 Richmond Street with the proposed apartment building containing up to 125 apartment units. The proposed development is intended to occur in two phases with the northern phase (Phase 1) comprising 1653 Richmond Street and the southern phase (Phase 2) comprising 1643 and 1649 Richmond Street. The ultimate development of each phase is proposed to be in compliance with a comprehensive conceptual area plan which includes internal driveway connections and shared parking to form a comprehensive development block and limit access points to the adjacent road network.</p> <p>Change the Official Plan land use designation <b>FROM</b> a Low Density Residential designation which permits single detached; semi-detached; and duplex dwellings; rowhousing and other forms of multiple attached housing up to a maximum density of 30 units per hectare <b>TO</b> a Multi-Family, Medium Density Residential designation which permits multiple attached dwellings such as row houses or cluster townhouses, low-rise apartment buildings; and small-scale nursing homes, rest homes and homes for the aged.</p> <p>Possible amendment to the Official Plan to <b>ADD</b> a Special Policy to Section 3.5 (Policies for Specific Residential Areas) of the Official Plan to permit a small-scale medical/dental office within an apartment building, permit the development of multi-unit buildings in the form of apartment buildings and townhouses up to a maximum density of 200 units per hectare across the entire development site with maximum height restrictions ranging from 20 metres along Richmond Street to 9.5 metres along the western portion of the site with special policies generally requiring a 15 metre landscaped open space buffer adjacent to the low density residential neighbourhood to the west and requiring that the lands be developed generally in accordance with the comprehensive site concept plan submitted with the Official Plan and Zoning By-law amendment application.</p> <p>Change Zoning By-law Z.-1 <b>FROM</b> a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone which permits cluster single detached</p>		

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**Planner: Mike Davis**

dwelling, cluster semi-detached dwellings, cluster duplex dwellings, and cluster townhouse dwellings subject to special zoning provisions which regulate: minimum lot area (0.6 ha.), minimum lot frontage (70m), maximum lot coverage (35%), maximum density (30 units per hectare), maximum height (10.5m), minimum front yard setback (3m), minimum rear yard setback (7.5m) and restricts the location of parking areas **TO** a Holding Residential R9 Special Provision (h-5•h-55•h-(\*)•R9-7(\*)) Zone for the properties located at 1643, 1649 Richmond Street which would permit cluster townhouses and apartment buildings with site-specific special zoning provisions which prescribe: a minimum lot frontage (50m); minimum lot area (0.4 ha.); minimum interior side yard setback (3m); and, maximum height (20.0m on the eastern portion and 9.5m on the western portion); subject to holding provisions to ensure that a public site plan meeting is held, future development is consistent with the proposed comprehensive site development concept, and that a traffic impact study be completed prior to site plan approval **AND** a Holding Residential R9 Special Provision (h-5•h-(\*)•R9-7(\*)) Zone for the property located at 1653 Richmond Street which would permit apartment buildings with site-specific special zoning provisions which prescribe: additional permitted uses (medical/dental offices within an apartment building); maximum gross floor area for medical/dental offices (430m<sup>2</sup>); minimum lot frontage (20m); minimum lot area (0.16 ha.); minimum interior side yard setback (3m); minimum exterior side yard setback (0m); maximum height (17m); and, medical/dental office parking rate (1 space per 15m<sup>2</sup> GFA); subject to holding provisions which ensure that a public site plan meeting is held and future development is consistent with the proposed comprehensive site development concept. The proposed amendments would allow for the construction of a canopy or vestibule within the 15 metre rear yard setback at 1653 Richmond Street in order to shelter the stairway opening which is required to provide a secondary pedestrian exit to the underground parking structure.

A range of special zoning provisions included in the proposed Residential R9 Special Provision (R9-7(\*)) Zone would apply to the broader Zone boundaries so as to facilitate a comprehensive development which considers the three existing lots, within the block, comprehensively. Such provisions include: maximum density (200 units per hectare); maximum lot coverage (45%), maximum front yard depth (3m), parking rate for residential uses (0.8 spaces/unit), rear yard depth (15m); and, rear yard setback to apartment buildings (50m).

*The lands under consideration are subject to a pending Official Plan and Zoning By-law amendment, initiated by the City of London, which affects the lands fronting on the west side of Richmond Street between Hillview Boulevard and Shavian Boulevard (1609-1953 Richmond Street). The pending amendments would result in the adoption of the Old-Masonville Master Plan and Urban Design Guidelines to Section 19.2 – Guideline Documents – of the Official Plan, the re-designation of the subject lands from “Low Density Residential” to “Multi-Family, Medium Density Residential”, and the addition of special Official Plan policies to Section 3.5 – Policies for Specific Residential Areas – of the Official Plan to provide for the development of multi-unit buildings in the form of apartment buildings, stacked townhouses, or townhouses on the eastern half and townhouses on the western half of the subject lands with densities ranging from 45 units per hectare on the southern portion and gradually increasing to 200 units per hectare on the northern portion of the subject lands and requiring that the lands be developed in conformity with the Master Plan and Urban Design Guidelines. These amendments (OPA 564, OPA 565, OPA 566, Z-1-142261, Z-1-142262, Z-1-142263 and Z-1-142264) are currently under appeal to the Ontario Municipal Board.*

**Responses:**

Support	Concern
<ul style="list-style-type: none"> <li>• Supportive of the proposed architectural design which appears to be high-quality and a good fit for the corner.</li> <li>• Like the lower height of the proposed building at 1653 Richmond Street.</li> </ul>	<ul style="list-style-type: none"> <li>• Concerns regarding existing and potential additional cut-through traffic on Hillview Boulevard to Fanshawe Park Road West.</li> <li>• Holding provisions for a public site plan review should remain.</li> </ul>

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	<ul style="list-style-type: none"><li>• Not in support of any commercial uses South of Hillview – important to uphold the residential nature of properties along Richmond Street, south of Hillview.</li><li>• Original Masonville Plan did not call for medical/dental offices.</li><li>• Many other sites in the area already zoned for medical/dental offices.</li><li>• Critical that 15 metre rear yard buffer remains.</li><li>• Fear this is precedent setting</li><li>• Seven (7) townhouses at the rear is too many – should be six.</li></ul>
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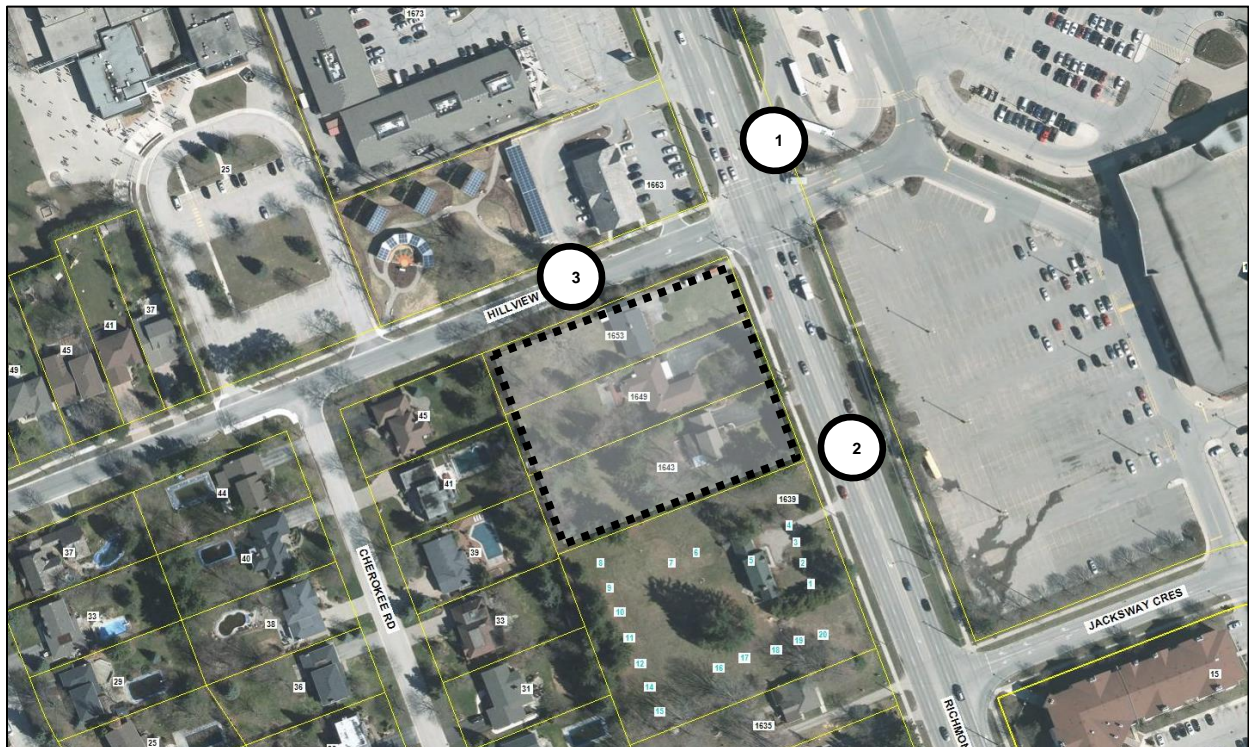
**ANALYSIS**

**Site Description:**

The subject site is comprised of three properties, municipally known as 1643, 1649 and 1653 Richmond Street. The site is situated at the southwest corner of the intersection of Richmond Street and Hillview Boulevard, is rectangular in shape, and includes approximately 70 metres of frontage along Richmond Street. The site spans approximately 90 metres of depth, reaching from Richmond Street on the east to an established low density residential neighbourhood to the west. The total area of the subject site is approximately 0.6 hectares (1.5 acres).

All three properties within the development site currently accommodate existing single detached dwellings. It is anticipated the existing dwellings would be demolished in a phased manner as portions of the site ultimately develop for more intense land uses. The site is surrounded by a range and mix of land uses with commercial development to the north and east, including Masonville Mall, and low density residential development to the west and south. It is important to note that the lands to the south, along the west side of Richmond Street, are zoned to permit cluster townhouses with site-specific zoning regulations and a holding provision for public site plan review but, to date, have not been developed for such uses. A portion of the existing dwellings have been converted for a mix of home occupation uses.

**Figure 2:** Site Location



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

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**Street View:** Looking southwest toward site from Richmond St. and Hillview Blvd.



**Street View:** Looking north toward site from Richmond St., south of site.



**Street View:** Looking east along Hillview Blvd., along northern boundary of site.





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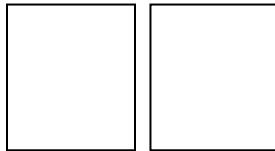
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**Nature of Application:**

The application from Richmond Medical Centre Inc. would result in changes to both the Official Plan and Zoning By-law Z.-1. The nature of these changes is as follows:

- 1) Change the Official Plan designation on Schedule 'A' – Land Use – of the Official Plan from “Low Density Residential” to “Multi-Family, Medium Density Residential”.
- 2) Add a special policy to Section 3.5 – Policies for Specific Residential Areas – of the Official Plan to permit increases to the scale of development permitted, allow for limited office uses as part of an apartment building, and to ensure a comprehensive development with shared internal connections, driveways and access to abutting streets.
- 3) Change the zoning on the lands **FROM** a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone which permits cluster single detached dwellings, cluster semi-detached dwellings, cluster duplex dwellings, and cluster townhouse dwellings subject to special zoning provisions which regulate: minimum lot area (0.6 ha.), minimum lot frontage (70m), maximum lot coverage (35%), maximum density (30 units per hectare), maximum height (10.5m), minimum front yard setback (3m), minimum rear yard setback (7.5m) and restricts the location of parking areas **TO** a Holding Residential R9 Special Provision (h-5•h-55•h-(\*))•R9-7(\*) Zone for the properties located at 1643, 1649 Richmond Street which would permit cluster townhouses and apartment buildings with site-specific special zoning provisions which prescribe: a minimum lot frontage (50m); minimum lot area (0.4 ha.); minimum interior side yard setback (3m); and, maximum height (20.0m on the eastern portion and 9.5m on the western portion); subject to holding provisions to ensure that a public site plan meeting is held, future development is consistent with the proposed conceptual block development plan, and that a traffic impact study be completed prior to site plan approval **AND** a Holding Residential R9 Special Provision (h-5•h-(\*))•R9-7(\*) Zone for the property located at 1653 Richmond Street which would permit apartment buildings with site-specific special zoning provisions which prescribe: additional permitted uses (medical/dental offices within an apartment building); maximum gross floor area for medical/dental offices (430m<sup>2</sup>); minimum lot frontage (20m); minimum lot area (0.16 ha.); minimum interior side yard setback (3m); minimum exterior side yard setback (0m); maximum height (17m); and, medical/dental office parking rate (1 space per 15m<sup>2</sup> GFA); subject to holding provisions which ensure that a public site plan meeting is held and future development is consistent with the proposed conceptual block development plan. The proposed amendments would allow for the construction of a canopy or vestibule within the 15 metre rear yard setback at 1653 Richmond Street in order to shelter the stairway opening which is required to provide a secondary pedestrian exit to the underground parking structure. A range of special zoning provisions included in the proposed Residential R9 Special Provision (R9-7(\*) Zone would apply to the broader Zone boundaries so as to facilitate a comprehensive development which considers the three existing lots, within the block, comprehensively. Such provisions include: maximum density (200 units per hectare); maximum lot coverage (45%), maximum front yard depth (3m), parking rate for residential uses (0.8 spaces/unit), rear yard depth (15m); and, rear yard setback to apartment buildings (50m).

The proposed Official Plan and zoning changes, as described above, are intended to allow for the development of a five (5) storey mixed-use building at 1653 Richmond Street which may contain up to fourteen (14) residential apartment units and up to 430m<sup>2</sup> of medical/dental office space, and a 6-storey apartment building and six (6) townhouse dwellings on 1643 and 1649 Richmond Street with the proposed apartment building containing up to approximately 95 apartment units. The proposed development is intended to occur in two phases with the northern phase (Phase 1) comprising 1653 Richmond Street and the southern phase (Phase 2) comprising 1643 and 1649 Richmond Street. The ultimate development of each phase is proposed to be in compliance with a conceptual block development plan which includes internal driveway connections and shared parking to form a comprehensive development block and limit



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access points to the adjacent road network. A visual overview of the proposed form of development, as described above, is provided in the Site Plan and Illustrations below.

Figure 3(a): Conceptual Block Development Plan – Site Plan

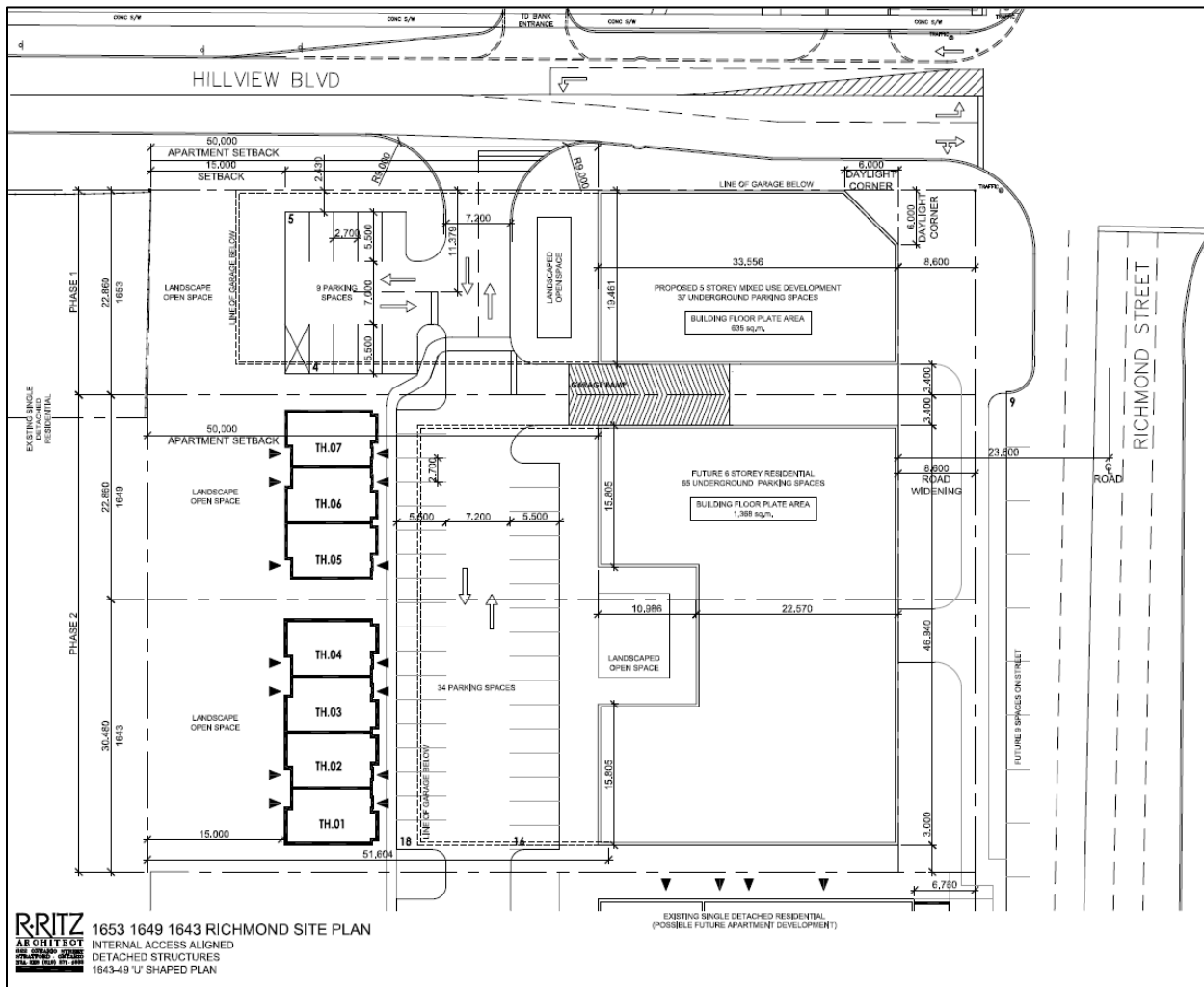


Figure 3(b): Conceptual East Elevations



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Figure 3(c): 1653 Building Rendering – Northeast Elevation



Figure 3(d): 1653 Building Rendering – Southwest Elevation



**Provincial Policy Statement, 2014:**

The *Provincial Policy Statement, 2014 (PPS)* provides policy direction on matters of provincial interest related to land use planning and development. The objectives of the PPS pertain to three major policy areas including 1.0 – Building Strong Healthy Communities, 2.0 – Wise Use and Management of Resources, and 3.0 – Protecting Public Health and Safety. The PPS is more than a set of individual policies. It is intended to be read in its entirety and the relevant policies are applied to each situation. Section 3 of the *Planning Act* requires that decisions of any authority affecting planning matters “shall be consistent” with the PPS. As it relates to the Richmond Medical Centre Inc. application, the PPS provides the following direction.

A primary objective of the Province with regard to land use planning, as expressed by the PPS, is to facilitate the efficient use of lands and infrastructure within urban areas. The policies of the

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PPS provide for the efficient use of land and resources in urban areas, primarily by promoting *intensification*. The PPS defines *intensification*, in part, as the development of a property, site or area at a higher density than currently exists through development of vacant and/or underutilized lots within previously developed areas.

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

As indicated above, the PPS (2014), requires that Council promote opportunities for development of new units on previously developed land in existing communities at a higher density that currently exists where it can be accommodated taking into account existing building stock and available infrastructure, including such services as water, sewage, and transit. The recommended Official Plan and Zoning By-law amendments will provide for intensification and redevelopment in a built form which decreases in height and intensity from the eastern half to the western half of the site to, provide for intensity along the Richmond Street corridor and increased setbacks from surrounding single family residential development to the west.

Policy 1.5.1 states that, "*Healthy, active communities should be promoted by planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity*". In this regard, the recommended amendments will facilitate a form of development that is conducive to alternative modes of transportation including walking, cycling and public transit. The recommended amendments provide for the development of mid-rise apartment buildings and increased residential intensity in close proximity to commercial and personal service uses, along a major transit corridor and adjacent to an existing transit terminal. In addition, the form of construction outlined in the *Conceptual Block Development Plan*, intended to guide immediate and future phases of development on these lands, requires the proposed apartment buildings to be constructed with active frontages, including a mix of uses with medical/dental offices at 1653 Richmond Street to support active modes of transportation in conformity to the policies of the PPS (2014).

Policy 1.6.7.4 (Transportation Systems) of the PPS requires that, "*A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.*" Similarly, policy 1.6.7.5. of the PPS (2014) states that, "*Transportation and land use considerations shall be integrated at all stages of the planning process.*" As previously mentioned, one of the primary goals of the recommended amendments is to facilitate a transit-supportive form of development at this strategic location. By providing for intensification and mixed-use development at the Masonville node, within close proximity to transit and commercial services, the recommended amendments serve to contribute to a land use pattern which is supportive of and enhances the viability of higher order transit.

Policy 1.8.1 (Energy Conservation, Air Quality and Climate Change) of the PPS (2014) requires planning authorities to support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions and climate change adaptation through land use and development patterns which: *promote a compact structure of nodes and corridors; promote the use of active transportation and transit; and improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion.*

As part of the local implementation of this policy, the *City of London's 2030 Transportation Master Plan: Smart Moves* recommends strategies to assist the City of London and the London Transit Commission (LTC) in meeting a 20% transit modal share target by 2030. To achieve

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this objective, the growth management strategies in the Transportation Master Plan encourage directing growth to locations where it supports transit ridership, walking and biking. Such locations include the Downtown Area and planned rapid transit nodes and corridors identified in the 2030 Transportation Master Plan. Masonville Mall has been identified as a Rapid Transit node and Richmond Street as a planned Rapid Transit corridor. Based on a strategic review of ridership potential, both Richmond Street and Western Road, in proximity to the subject lands, have been identified as rapid transit corridors that can be implemented in the short-term. The Growth Strategy stresses the importance of strengthening land use policies around nodes and corridors to focus future high-density development and employment in these areas. The recommended amendments to introduce higher density residential uses with a small-scale office facility on the subject lands represent a land use pattern which supports transit objectives, in conformity with the PPS (2014), at this strategic location.

**City of London Official Plan:**

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

i) Summary of Changes:

Notwithstanding the January 28, 2014 Council-approved Official Plan and Zoning changes summarized in the planning history on pages 9 & 10 of this report, the subject lands are currently designated “Low Density Residential” on Schedule “A” – Land Use - of the City of London Official Plan. The primary permitted uses in areas designated Low Density Residential include single detached; semi-detached; and duplex dwellings. Low-rise multiple-attached dwellings, such as row houses or cluster houses may also be permitted provided they do not exceed the maximum density of 30 units per hectare. As such, an Official Plan amendment is necessary to facilitate the development of the proposed apartment buildings and provide for a greater mix of uses and residential intensification along the Richmond Street corridor.

The proposed amendments, as recommended in this report, will result in these lands being re-designated to “Multi-Family, Medium Density Residential” on Schedule “A” – Land Use – of the City of London Official Plan. This report also recommends the adoption of special Official Plan policies to provide additional and specific guidance for the development of 1643, 1649 and 1653 Richmond Street. The recommended special policies are intended to allow for densities in excess of 75 units per hectare, provide permission for small-scale office development in a mixed-use building format, and require that immediate and future phases of development conform to a conceptual block development plan which includes internal driveway connections, shared parking facilities and coordinated access points to the adjacent road network. The rationale for the recommended re-designation to “Multi-Family, Medium Density Residential” is outlined in the planning analysis provided below. In general, the subject lands are consistent with the location criteria outlined in Section 3.3.2 of the Official Plan for areas designated Multi-Family, Medium Density Residential and the proposed townhouses and mid-rise apartment buildings are consistent with the permitted uses contemplated by Multi-Family, Medium Density Residential policies.

With regard to the application by Richmond Medical Centre Inc., the policies of the Multi-Family, Medium Density Residential (MFMDR) designation also permit a range of secondary uses including small-scale offices where certain location and land use compatibility criteria can be met. The restrictions and criteria surrounding small-scale office development in the MFMDR designation are outlined in Section 3.6.8 of the Official Plan and analyzed below. These criteria include spatial characteristics as location along an arterial roadway and compatibility criteria regarding sensitivity to adjacent residential land uses. The location of the subject lands along the Richmond Street corridor, directly adjacent to the Masonville Enclosed Regional Shopping

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Centre, as well as the significant setbacks from the low density residential neighbourhood to the west provide a favourable setting.

In considering the appropriate land use designation to facilitate the proposed development, regard was also given to the appropriateness of the Multi-Family, High Density Residential designation (MFHDR) wherein the policies contemplate densities in excess of 75 units per hectare. In general, there are many similarities between the permitted uses and location criteria provided by the policies of the MFMDR and MFHDR designations. However, the latter also contemplates the development of high rise apartment buildings and apartment hotels which are not recommended nor considered for the subject lands.

Given the more restrictive range of permitted uses, Staff suggest that the Multi-Family, Medium Density Residential designation implements the proposed development and conceptual block development plan, while providing assurances that these lands will be reserved for mid- rise development as opposed to high-rise development in the long term. Additionally, the expressed intent of development within areas designated Multi-Family, Medium Density Residential, as provided by the Official Plan, is to provide for a low-rise form and a site coverage that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development. The location of the subject lands between the low density residential dwellings of Cherokee Road, the major commercial areas of the Masonville node and the planned Rapid Transit Route along the Richmond Street Corridor provides an opportunity to facilitate a development that implements the intent of the Multi-Family, Medium Density designation by providing a buffer between these uses.

ii) Evaluation:

Without limiting the applicability of additional policies of the Official Plan, the following sections of the Official Plan provide particularly relevant guidance with respect to Staff's evaluation of the requested amendments:

**Figure 4:** Official Plan policies

Applicable Official Plan Policies	
3.	Residential Land Use Designations
	3.3 Multi-Family, Medium Density Residential
	3.3.2 Locations
	3.3.3 Scale of Development
	3.2.3 Residential Intensification
	3.5 Policies for Specific Residential Areas
	3.5.19 Policies for Near-Campus Neighbourhoods
	3.6 General Provisions for all Residential Land Use Designations
	3.6.8 New Office Development

The relevant policies, as illustrated in Figure 4 above, have been applied and considered below. Staff's evaluation of the proposal's conformity with those policies generally follows each section.

**3. Residential Land Use Designations**

The City's Official Plan provides three (3) primary residential land use designations. Lands within the residential designations are intended to provide for housing and other land uses which are integral to and supportive of a residential environment. The range of land uses and intensities contemplated by the policies of each designation are differentiated based on physical context of the site, including proximity to services, and the existing character/built context of the neighbourhood. Each designation regulates development through policies on scale, form and intensity. As noted previously, the recommended amendment would result in a re-designation of the subject site from "Low Density Residential" to "Multi-Family, Medium Density Residential". The following objectives and policies provide the evaluative framework for Council to consider in determining the appropriateness of this request:

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**3.3.2 Locations (Multi-Family, Medium Density Residential)**

*In addition to areas predominantly composed of existing or planned medium density residential development, the preferred locations for the Multi-Family, Medium Density Residential designation include lands in close proximity to Shopping Areas, Commercial Districts, designated Open Space areas or Regional Facilities; lands adjacent to a Multi-Family, High Density Residential designation; and, lands abutting an arterial, primary collector or secondary collector street. Consideration will also be given to the following criteria in designating lands for Multi-Family, Medium Density Residential uses:*

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

The policies of Section 3.3.2 of the Official Plan outlined above provide criteria for Council to consider locations which are appropriate to accommodate medium density residential land uses. The Richmond Medical Centre Inc. proposal conforms to these criteria as follows:

- The subject site is located directly adjacent to a major regional commercial shopping and employment centre, abuts an arterial road planned for future rapid transit, and is planned for medium density residential development in the Council-approved Richmond Street-Old Masonville Master Plan and Urban Design Guidelines.
- The recommended amendments will ensure that the form of development is such that the highest buildings and greatest intensity is located along the eastern portion of the site, toward Richmond Street and as far as possible from the neighbourhood to the west.
- Building heights decrease from 20 metres along Richmond Street to 9.5 metres for the townhouses along the rear of the site. Additionally, generous building setbacks have been included in the recommended amendments to provide a landscaped and visual buffer from any new development and the existing low density residential neighbourhood to the west. In this regard, the amendments take into account surrounding uses in terms of height and scale.
- The proposed development can be serviced by, and will increase the utilization of, existing municipal services and infrastructure.
- The recommended amendments will provide for a form and intensity which is not anticipated to generate significant additional traffic given the extent of development which would result through the Council-approved Old Masonville Master Plan and Urban Design Guidelines. Notwithstanding, a westbound left turn lane will be constructed along Hillview Boulevard in front of the subject site to help facilitate traffic flow at the proposed site access and minimize impacts on the adjacent road network.
- The increased rear yard and south interior side yard setbacks provided by the recommended amendments will result in greater separation between the existing built form of the Cherokee Road dwellings and any future townhouse dwellings and also

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increase the potential for the retention of existing mature vegetation between these lands. The potential for preservation of mature vegetation in conjunction with decreased maximum townhouse heights described above serves to enhance these buffering efforts and protect adjacent low density residential uses.

- Building setbacks are generally in keeping with those recommended through the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines planning process.

### **3.6.8. New Office Development**

As noted previously throughout this report, the application from Richmond Medical Centre Inc. is intended to allow for the development of up to 430m<sup>2</sup> of medical/dental office space within the ground floor of a mixed-use apartment building at 1653 Richmond Street. Although the primary permitted uses within the various residential land use designations are intended to be residential in nature, the policies of Section 3.6.8 provide a framework for considering the establishment of offices as secondary uses within the Multi-Family, Medium Density Residential designation. In considering the appropriateness of the proposed amendments to allow for small-scale medical/dental offices on a portion of the subject lands, the policies of the Official Plan require that consideration be given to the following criteria:

*Small-scale, free-standing office buildings may be permitted as secondary uses in the Multi Family, Medium and Multi-Family, High Density Residential designations, subject to the following provisions:*

- i) Office developments shall be located on an arterial or primary collector road. In established neighbourhoods, office developments will only be permitted in areas where the residential amenity of properties fronting onto the arterial or primary collector road has been substantially reduced.*
- ii) Provision shall be made for landscaping, privacy screening, building setbacks and other appropriate measures necessary to protect the amenity of adjacent residential properties.*
- iii) The proposed building shall be sensitive to the scale and appearance of adjacent residential uses.*
- iv) Proposals for new office developments shall require a Zoning By-law amendment. A Planning Impact Analysis as described in Section 3.7. will be required to determine if the proposed development is appropriate.*

The Richmond Medical Centre Inc. proposal conforms to the above noted policies regarding the appropriate siting of office development within the Multi-Family, Medium Density Designation as follows:

- The subject site fronts directly onto Richmond Street which as an arterial street and a future rapid transit line.
- The residential amenity of a large portion of the existing single detached dwellings along Richmond Street between Hillview Boulevard and Shavian Boulevard has been significantly reduced by the increasing utilization of Richmond Street and its location opposite a major regional shopping centre. Also, the City has previously approved amendments which would allow for mid-rise apartment buildings and residential intensification on these lands.
- Given the proposed positioning of the buildings and its proximity to the arterial road, the residential amenity of the ground floor of the proposed apartment building at 1653 Richmond Street may be more suited to the proposed medical/dental office use.



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- The proposed 430m<sup>2</sup> medical/dental office will be located within the ground floor of an apartment building subject to a conceptual block development plan that includes significant setbacks and a distinct transition in the intensity of the built form as you move from the eastern portion of the lands to the west ensuring sensitivity to the scale and appearance of adjacent residential uses.
- Additionally, a 15 metre landscaped buffer has been incorporated at the rear of 1653 Richmond Street to provide for the maximum retention of existing mature vegetation and screening which will protect the amenity of adjacent single family homes.
- The recommended amendments have been considered in the context of the planning impact analysis outlined in Section 3.7 of the Official Plan. In general, the Planning Impact analysis criteria are embedded throughout the land use policies in Section 3 of the Official Plan and strive to achieve compatibility among land uses.

### **3.2.3 Residential Intensification**

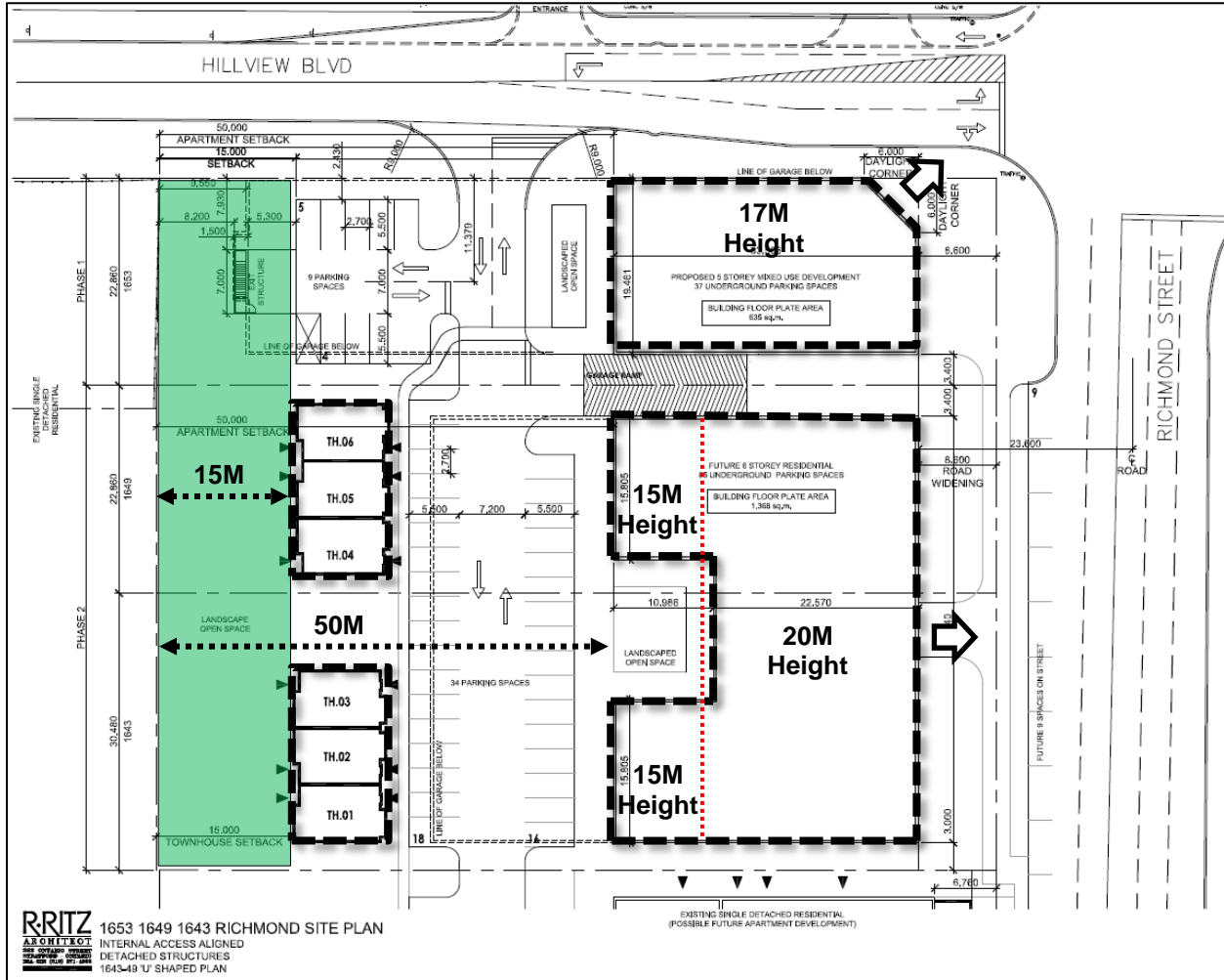
Residential intensification refers to the development of a property, site or area at a higher density than currently exists through a variety of means including redevelopment and the development of underutilized lots. The residential intensification policies of the Official Plan strike a balance between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

The Neighbourhood Character Statement and Compatibility Report submitted by the applicant address the proposal's conformity with the residential intensification criteria provided in Section 3.2.3. In general, the following elements (illustrated in figure 5 below) allow for an effective integration of the proposed built form into the existing fabric of the surrounding neighbourhood:

- The proposed apartment buildings are positioned along the eastern portion of the subject lands, oriented toward Richmond Street.
- The proposed building heights will decrease as you move from east to west with the greatest heights oriented towards Richmond Street. A maximum of 6-storeys will be permitted along Richmond Street, with a requirement to step down to 5-storeys beyond the first 25 metres of lot depth, with a maximum height of 9.5 metres for the townhouses positioned closest to the existing low density neighbourhood.
- The recommended amendments provide significant setbacks and buffers from existing low density residential uses to the west. A 15 metre landscaped buffer is required between rear lot lines and the future townhouses while a 50 metre setback is required for the proposed apartment buildings. These setbacks provide a significant visual separation and will allow for maximum retention of existing mature vegetation located along the westerly lot line.
- The maximum number of townhouse dwellings permitted per block has been capped at 4 in order to reduce the visual mass of housing forms closest to the existing residential neighbourhood to the west.
- The recommended amendments serve to minimize the ability for surface parking which will allow for greater landscaping coverage and a more pedestrian oriented character.

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Figure 5: Illustrated Site Plan



## 18. Transportation

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

The objectives of the Transportation policies of the Official Plan promote land use planning that is conducive to the efficient operation and increased use of the public transit system and alternative modes of transportation. In order to implement these objectives, the policies of Section 18.2.11.1 of the Official Plan require that Council shall support the long-term development of compact, transit-oriented and pedestrian friendly activity centres at identified nodes and corridors. The Downtown and the Transit Nodes and Transit Corridors identified on figure 18.1 of the Official Plan (see Figure 6 below) and in the City's 2030 Transportation Master Plan, are target areas for growth, redevelopment and revitalization. Additional policies that support the recommended amendments and, in general, growth, redevelopment and revitalization include the following:

- In the review and evaluation of development proposals located along identified transit nodes and corridors Council will discourage site-specific Official Plan amendments and site-specific Zoning By-law amendments which propose a lower intensity of use where a higher intensity of use has been planned to support compact urban form, discourage sprawl, and provide for efficient infrastructure and transportation.

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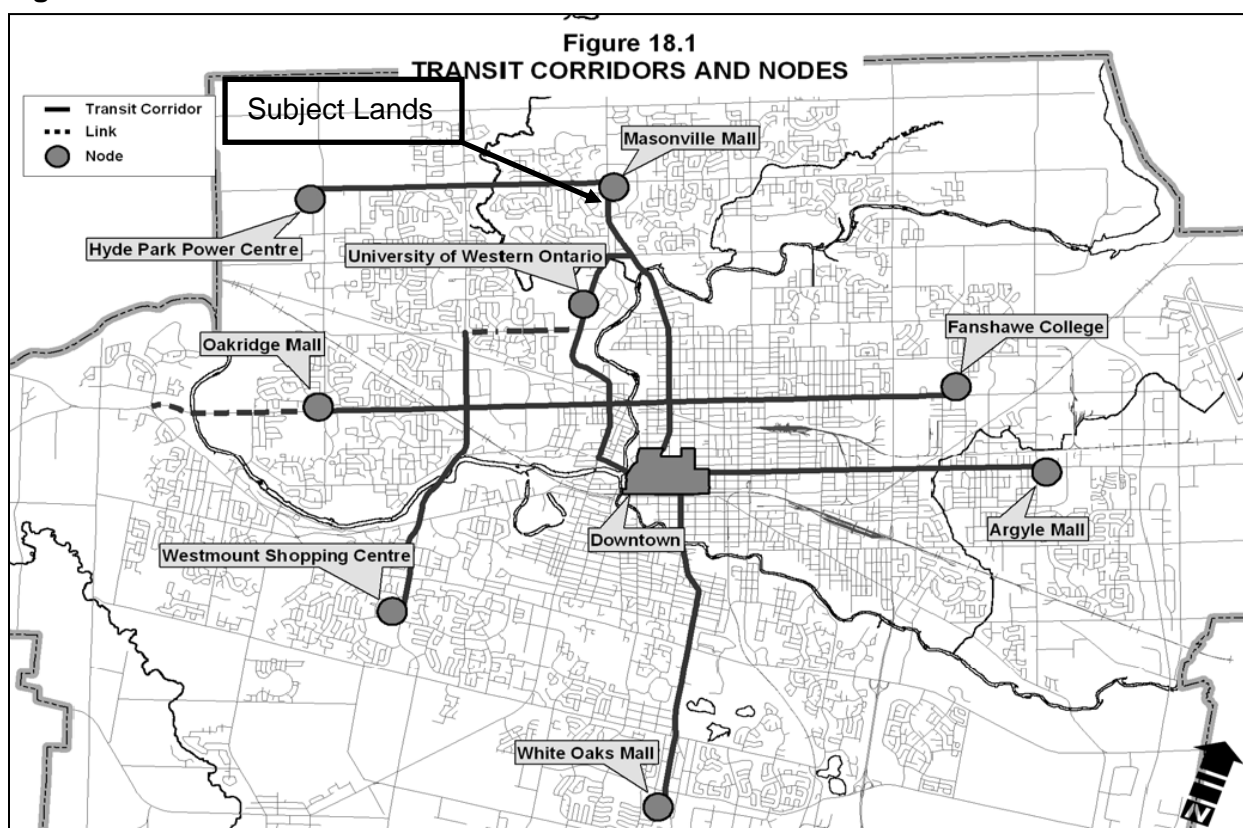
**File: OZ-8310  
Planner: Mike Davis**

- Residential intensification will be encouraged adjacent to Transit Nodes and along Transit Corridors.
- Development or corridor improvements which may hinder the usage of the Transit Corridors identified in Figure 5 (below) for full-size buses and/or HOV lanes will be discouraged

The above noted policies articulate the importance of establishing a system of nodes and corridors to encourage transit supportive development and to provide for density and land use patterns in locations which enhance the viability of higher order public transit, including bus rapid transit, in the future. As illustrated in Figure 5 below, Masonville Mall, located directly east of the subject lands, has been identified as a *Transit Node* where the policies support the long-term development of compact, transit oriented and pedestrian friendly activity centres. In addition, the subject lands directly abut Richmond Street which has been identified as a *Transit Corridor* in the Official Plan, and are in close proximity to Fanshawe Park Road West and Western Road which are also identified as *Transit Corridors* in the Official Plan.

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

**Figure 6: Transit Nodes and Corridors – Section 18.1 of Official Plan**



### 3.5.19 Policies for Near Campus Neighbourhoods

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

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housing including mid-rise and high-rise apartment buildings and discourage intensification and residential intensity in the interior of primarily single family neighbourhoods.

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

The foregoing planning analysis has identified the subject lands as an appropriate location for the Multi-Family, Medium Density Residential designation. The recommended amendments will facilitate residential intensification along Richmond Street, an arterial road and future rapid transit corridor, in the form of mid-rise apartment buildings. The recommended amendments, in conjunction with the proposed Conceptual Block Development Plan require a coordinated and comprehensive approach to the future development of these lands including internal access and driveways. Given the location of the subject lands and the form of development contemplated through the recommended amendments, the recommended amendments are supported by the objectives of the Policies for Near Campus Neighbourhoods.

### **3.5 Policies for Specific Residential Areas**

Section 3.5 (Policies for Specific Residential Areas) states that, *“The provisions in this Section apply to specific areas where it is appropriate to address development opportunities, and constraints through specific policies that provide additional guidance to the policies contained in the various residential land use designations.”* Given the prominent location of the subject site, and Council’s intention for these lands as was generally endorsed through the Richmond Street-Old Masonville Master Plan, it is recommended that a special policy be added to Section 3.5 of the Official Plan to provide additional guidance than that contained in the policies outlined in Section 3.3 of the Official Plan for the Multi-Family, Medium Density Residential Designation.

#### Scale:

In addition to the permitted uses policies and location criteria evaluated previously in this report, Section 3.3.3 of the Multi-Family, Medium Density Residential policies provides a framework which guides the scale of development permitted in the designation. Specifically, Section 3.3.3 ii) provides that, *“Normally height limitations will not exceed four storeys”* and that *“Medium density development will not exceed an approximate net density of 75 units per hectare (30 units per acre).”* As outlined throughout this report, the recommended amendments are intended to facilitate the development of mid-rise apartment buildings with height limitations of up to six storeys and densities of up to 200 units per hectare. The planning analysis provided in previous sections of this report demonstrates the appropriateness of the proposed development.

Given the prominent location of the lands along an arterial roadway, adjacent to a major regional shopping and employment centre, and a future rapid transit node, it is appropriate to allow for an increased density. In fact, the spatial characteristics of the subject lands are consistent with the location criteria provided in Section 3.4 of the Official Plan for the Multi-Family, High Density Residential designation which lends further rationale for increased residential intensity. The application of the Medium Density designation will provide an appropriate policy framework to guide the development of mid-rise apartment buildings and townhouses, while the special policies will give guidance for increased density (200 units per hectare) and height (6-storeys) recognizing the Official Plan objectives relating to intensification along future rapid transit corridors and nodes.

#### Mixed-Use:

Also of significance to the Richmond Medical Centre Inc. (RMCI) application, Section 3.6.8 of

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the Official Plan provides a framework for considering the establishment of offices as secondary uses within the Multi-Family, Medium Density Residential designation. In general, the policies allow for the development of small-scale office uses subject to a range of compatibility and location criteria analyzed in previous sections of this report. However, the preamble to Section 3.6.8. describes that *free-standing office buildings may be permitted as secondary uses.*

The recommended special policy would allow for the development of a small-scale office within a mixed-use apartment building as opposed to the free-standing format contemplated in the more general policies of Section 3.6.8. The use of a special policy is appropriate in this circumstance given that the mixed-use building format is preferable to a standalone office building at this prominent location, and that the residential amenity of the ground floor apartments at 1653 Richmond Street could be compromised by high traffic activity at this corner. It is also appreciated that the PPS encourages a mixing uses to support active transportation and reduce the necessity of automobile trips.

Comprehensive Development:

Lastly, in addition to the wide range of principles established for the subject lands through the Council-approved Richmond Street-Old Masonville Master Plan regarding the form and intensity of development, it was intended and planned that development would occur in a comprehensive manner with shared internal connections, consistency in built form, and limited common access points to minimize impacts on the adjacent road network and properties. In order to ensure that these lands develop in a comprehensive manner, as was intended through the Council-approved Richmond Street-Old Masonville Master Plan and is currently implemented through a 70 metre frontage requirement in the zoning by-law, it is recommended that special policies be added to Section 3.5 that require the preparation of a conceptual block development plan to guide immediate and future phases of development on these lands.

Summary:

The recommended special policies for the subject lands will permit densities of up to 200 units per hectare, building heights of up to 6-storeys, a small-scale medical/dental office within a mixed use building and generally implement the principles surrounding comprehensive development established through the Council-approved Richmond Street-Old Masonville Master Plan. The recommended special policies generally include:

- For the lands located at 1653 Richmond Street, the permitted uses shall include apartment buildings and small-scale medical/dental offices within the ground floor of an apartment building. For the lands located at 1643, 1649 and 1653 Richmond Street
- Notwithstanding the height and density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum density of 200 units per hectare and a maximum height of up to 6-storeys shall be permitted for apartment buildings subject to the regulations of the Zoning By-law.
- The development of these lands will occur in a comprehensive manner wherein internal driveway connections are required to connect various phases of development and redevelopment.
- Mutual access to underground parking facilities shall be provided to properties within this block to connect various phases of development. Mutual access to Hillview Boulevard shall be provided through these properties for the benefit of all of the subject properties identified in this special policy as well as all properties located south of the subject lands.
- Applications for Zoning By-law amendments will require the submission of a comprehensive area plan which includes a site plan and conceptual building elevations, which conforms to the policies of this Section. Holding provisions may be utilized to secure a development agreement which ensures that the ultimate form of development be consistent with the conceptual area plan.

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**Old Masonville–Richmond Street Master Plan and Urban Design Guidelines:**

As outlined in the planning history section (page 9 & 10) of this report, in January of 2014, City Council approved a series of Official Plan and Zoning By-law amendments which were intended to facilitate a comprehensive development for the lands on the West side of Richmond Street generally stretching from Hillview Boulevard in the north to Shavian Boulevard at the south. These amendments were the result of a collaborative planning process between a range of stakeholders including neighbours, the community association, the ward councillor, Mr. Farid Metwaly and Planning Staff. In general, these amendments were intended to facilitate the development of cluster townhouses on the western portion of the corridor, where the lands are adjacent to the existing single family neighbourhood and mid-rise apartment buildings on the eastern portion of the lands oriented towards Richmond Street. It is important to recognize, that these amendments were the result of co-operation amongst many parties and were driven, largely, by neighbourhood displeasure with the form of development which could result from the existing townhouse zoning on the subject lands. Due to the appeals of the City-initiated amendments, the townhouse zoning continues to exist on this corridor, including the subject site.

In general, the intention of the applicant through this planning process has been to generally mimic the land uses permissions which were established through the appealed Richmond Street-Old Masonville Master Plan and Urban Design Guidelines while allowing for some additional flexibility for mixed-use by providing 430m<sup>2</sup> of medical/dental office space on the ground floor of an apartment building, and allowing for a phased development to occur. With regard to the Richmond Medical Centre Inc., application, Staff have reviewed it's conformity with the Official Plan principles and zoning permissions granted through the previous process. The following graphics and analysis highlight the key similarities and differences. Noting that, the Old-Masonville Master Plan is not in force and effect and remains the subject of an appeal to the OMB, in part, for the reason that it restricts secondary land uses on 1653 Richmond Street, whereas small-scale offices are normally permitted in the Multi-Family, Medium Density Residential designation if the policies of Section 3.6.8 are satisfied.

Graphic Comparison:

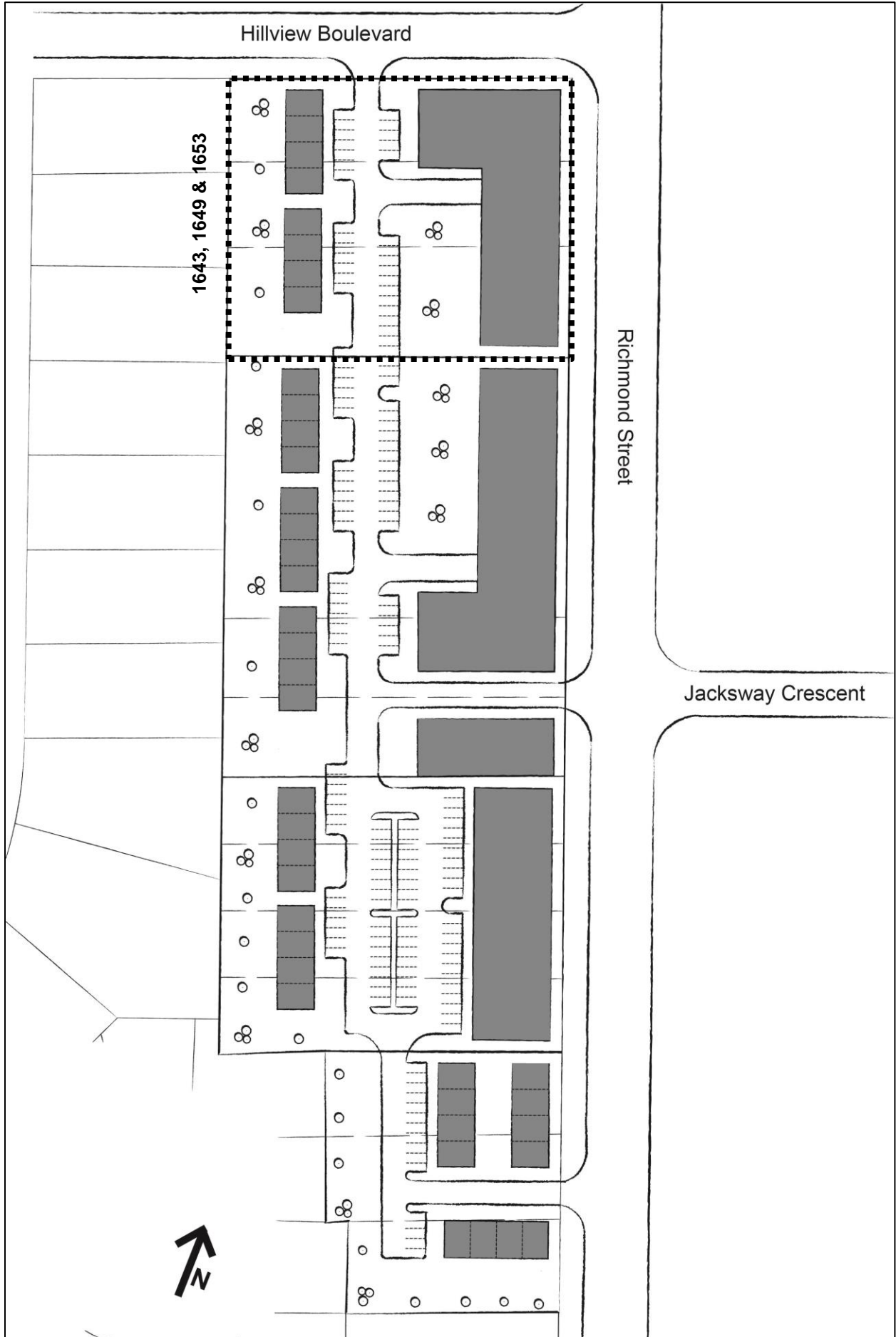
**Figure 7:** Conceptual rendering of the Richmond Street-Old Masonville Master Plan



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Figure 7(b): Site Plan – Richmond Street-Old Masonville Master Plan

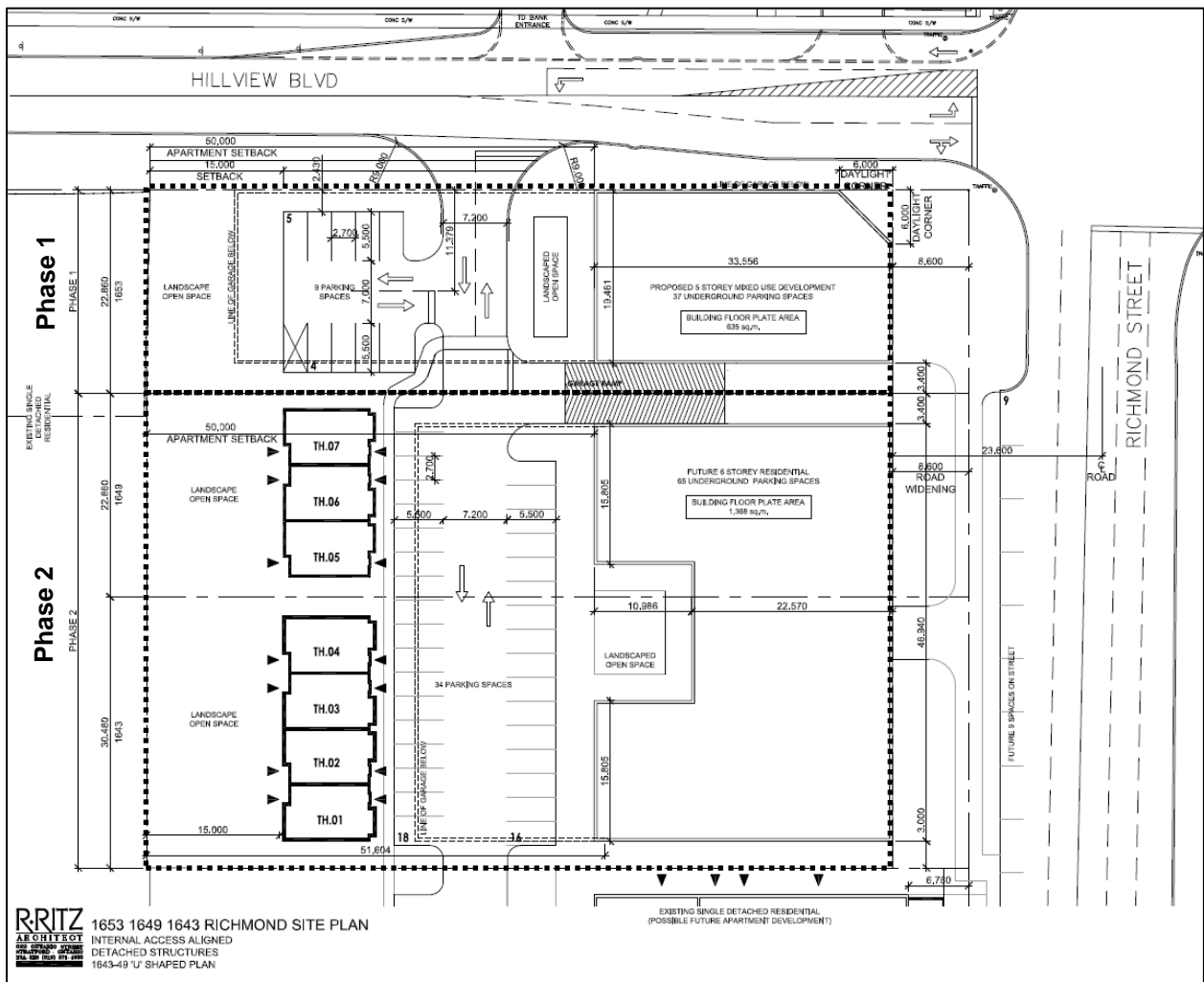


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Figure 8(a): Rendering – Proposed Development at 1653 Richmond Street (Phase 1)



Figure 8(b): Conceptual Block Development Plan (1643, 1649 & 1653 Richmond Street)

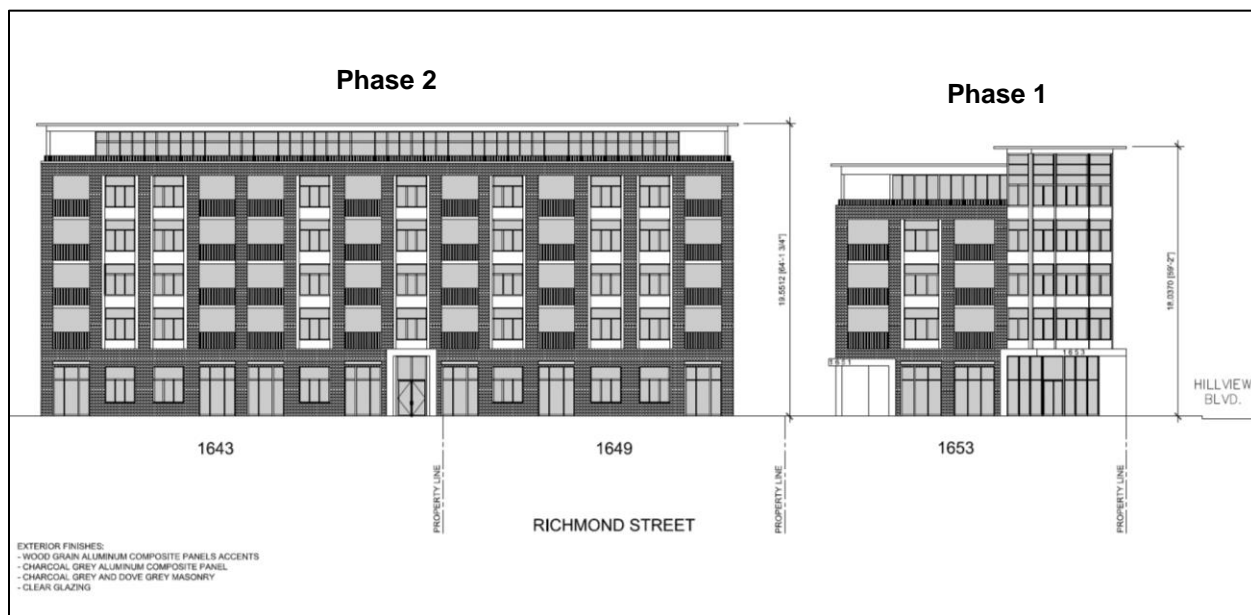






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Planner: Mike Davis

Figure 8 (c): Conceptual Block Development Plan – East Elevation (1643, 1649 & 1653 Richmond Street)



Principles:

As summarized above, the completion of the Council-approved Richmond Street-Old Masonville Master Plan and Urban Design Guidelines was the result of a collaborative planning process with extensive input from a wide range of stakeholders including the community, ward councillor, interested landowners, and City Staff. Through this process, a number of principles were established, and further, embedded within special Official Plan policy to provide an overarching guiding framework for the future development of the lands on the west side of Richmond Street between Hillview Boulevard and Shavian Boulevard. The following chart provides an overview of those principles and an evaluation of the Richmond Medical Centre Inc. proposal’s consistency with those principles.

Table 1: Comparative Analysis

Richmond Street-Old Masonville Principles	Proposed amendments for Richmond Medical Site
<ul style="list-style-type: none"> <li>Increasing setback distances from low density residential areas to the west and south of the subject lands to provide for enhanced buffering opportunities.</li> </ul>	<p>The building setbacks from the low density areas to the west are consistent with those recommended through the Council-approved Old Masonville Zoning with a minimum 15 metre setback to townhouses and 50 metre setback to apartment buildings.</p>
<ul style="list-style-type: none"> <li>Facilitating appropriate intensity by establishing a cap on the number of bedrooms at 3 per dwelling unit.</li> </ul>	<p>The Near-Campus Neighbourhoods policies and zoning by-law refinements have established a cap of three bedrooms for residential development on the subject lands.</p>
<ul style="list-style-type: none"> <li>Apartment buildings shall be required to include a mix of 1, 2, and 3 bedroom units.</li> </ul>	<p>The proposed development is intended to include a mix of dwelling sizes.</p>
<ul style="list-style-type: none"> <li>Mitigation of impacts onto the surrounding established low density residential neighbourhood by lowering the maximum height of townhouse dwellings and restricting the above-grade height of basements through the use of zoning</li> </ul>	<p>As with the original plan, townhouse heights within the recommended amendments have been limited to 9.5 metres, as opposed to the 10.5 metre heights permitted by way of the existing zoning. Similarly, the above grade height of basements has been restricted to</p>

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<i>regulations.</i>	0.5 metres.
<ul style="list-style-type: none"> <li>• <i>Implementing a mix of at-grade and below-grade parking to provide opportunities for more landscaped open space. Above-grade parking decks shall not be permitted. Below-grade parking shall be utilized in the development of the properties located at 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street in the event that parking requirements cannot be provided at grade without an accompanying reduction in the lot coverage and/or landscaped open space coverage regulations.</i></li> </ul>	<p>The proposed development will rely primarily on underground parking in order to maintain the same coverage and preserve all setbacks and buffers that formed part of the Council-approved Richmond Street-Old Masonville Plan.</p>
<ul style="list-style-type: none"> <li>• <i>Apartment buildings shall be oriented toward the Richmond Street corridor as well as Hillview Boulevard along the northern perimeter.</i></li> </ul>	<p>As with the Council approved plan, the proposed apartment buildings are oriented towards Richmond Street, with a minimum setback of 50 metre required to the rear property line where the site abuts the low density residential neighbourhood to the west.</p>
<ul style="list-style-type: none"> <li>• <i>Front yard depths from the apartment buildings to Richmond Street and Hillview Boulevard shall be minimized.</i></li> </ul>	<p>The recommended amendments provide for 0m setbacks from the front and exterior lot lines along Richmond Street and Hillview Boulevard.</p>
<ul style="list-style-type: none"> <li>• <i>Decreasing the height of the buildings from east to west and from north to south such that the greatest heights shall be located at the northern and eastern portions of the subject lands with lower heights along the western and southern portion of the subject lands.</i></li> </ul>	<p>Building heights gradually decrease from east to west across the subject site to provide transition. The greatest height and intensity is oriented toward Richmond Street and the lower heights and built form along the western portion of the site.</p>
<ul style="list-style-type: none"> <li>• <i>Retaining existing vegetation and providing for dense landscaping to maximize privacy between the subject lands and the abutting low density residential properties to the west and south.</i></li> </ul>	<p>As with the Council-approved Master Plan, the 15 metre rear yard setback has been maintained in order to maximize opportunities for the retention of existing mature vegetation.</p>
<ul style="list-style-type: none"> <li>• <i>Limiting the number of townhouse dwellings to four per block to break up the visual massing.</i></li> </ul>	<p>Townhouse blocks have been limited to 4 per block through the recommended zoning regulations. The proposed site plan further limits townhouse blocks to 3 per block.</p>
<ul style="list-style-type: none"> <li>• <i>Require the comprehensive development of these lands through the use of internal driveway access and limited mutual access points.</i></li> </ul>	<p>The recommended Official Plan amendment requires that a comprehensive block development plan be prepared in consideration of a zoning by-law amendment for the subject lands. Further, the policies require the owner(s) to enter into an agreement with the City of London to ensure that future development of lands within the block conforms to the provisions outlined in the comprehensive block development plan and which shall include the requirement for shared internal driveways linking properties within the block, and to the south of the block, and mutual shared access points to the</p>

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	adjacent road network.
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Key Similarities:

**Form:**

As noted in figures 7 (a)-(b) above, the City initiated application intended that the subject lands would be developed for mid-rise apartment buildings along the eastern portion of the subject lands and townhouses along the western portion. The Richmond Medical Centre Inc. application proposes the same form of development as was contemplated through this process. With regard to urban design, it has been established through the review process that the proposed mixed-use apartment building at 1653 Richmond Street, as presented, is generally in keeping with the urban design guidelines relating to built form which were articulated in the Council-approved Richmond Street-Old Masonville Master Plan and Urban Design Guidelines. The building illustrations have been included in the comprehensive block development plan which will guide the future development of these lands including any immediate or future phases of development. A holding provision has been recommended to ensure that the proposed site plan is consistent with these drawings and a public site plan meeting is held prior to its removal.

**Height:**

The Old Masonville Master plan set height limitations based on the principle that building heights would decrease from east to west across the site with the greatest building heights oriented toward Richmond Street. In this regard, the height restrictions established in the Old Masonville Master Plan have been included in the zoning regulations for 1643 and 1649 Richmond Street. These height restrictions allow for a 6-storey height along Richmond Street, for the first 25 metres of lot depth, a maximum height of 15 metres beyond the first 25 metres of lot depth, and then a max height of 9.5 metres for townhouses at the rear of the property. Since the plans for 1653 Richmond Street only contemplate the development of a single apartment building, the height restrictions have been limited to 17 metres as has been proposed through the application. This represents a further reduction to the building height.

**Density:**

The Old Masonville-Richmond Street Master Plan and Urban Design Guidelines allowed for a net density of up to 200 units per hectare within the block including 1643, 1649 and 1653 Richmond Street. The recommended amendments also allow for a net density of up to 200 units per hectare meaning there will be no increase through the approval of these most current amendments.

**15 Metre Rear Yard Setback:**

A major principle established through the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines was the preservation of a 15 metre buffer from the rear lot lines so as to provide a significant measure of visual separation from adjacent single family homes and also allow for maximum retention of existing mature vegetation along the property line. In this regard, a 15 metre landscaped buffer is also required in the recommended amendments. A minor exception has been recommended so as to allow for the construction of a vestibule to shelter a secondary pedestrian exit to the underground parking structure at 1653 Richmond Street. The secondary exit is required under the Ontario Building Code.

Key Differences:

**Permitted uses at 1653:**

The Richmond Medical Centre Inc. application would allow for a small-scale (430m<sup>2</sup>) medical/dental office on the ground floor of an apartment building at 1653 Richmond Street. The inclusion of small-scale office uses are permitted by the general policies of Section 3.6.8 within the Multi-Family, Medium Density Residential designation as a secondary use and will serve to provide a more active interface with the pedestrian realm on Richmond and Hillview. The applicants have demonstrated that through the incorporation of significant proportion of

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underground parking, the site can accommodate the additional parking that is required to support the use while not undermining the ability of the block to achieve the density that was secured through the Old-Masonville Planning process.

***Phasing:***

Further, the previous by-law included provisions which required the consolidation of 3 properties (1643, 1649 and 1653 Richmond Street) prior to development occurring. The Richmond Medical Centre Inc. application would allow for development to occur in phases such that the proposed apartment building and office at 1653 Richmond could develop in isolation with future phases providing for the additional residential apartment buildings. As part of the application, Richmond Medical Inc. has tabled a conceptual block development plan demonstrating how the block could develop and redevelop comprehensively over time. The proposed special official plan policies include provisions that allow the City to enter into an agreement with the owner of the lands such that any future or subsequent phases of development would need to conform to the block development plan and include measures that ensure the ultimate block forms a comprehensive development both in form and in function. In general, Staff view this proposal as a reasonable planning solution that will achieve the objectives outlined in the Richmond Street-Old Masonville Master Plan and intended by the 70 metre frontage requirement on in the existing zoning.

**Zoning By-law Z.-1:**

The recommended Zoning By-law amendment would change the zoning on the subject lands from a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone, to Holding Residential R9 Special Provision (h-5•h-55•h-(\*)•R9-7(\*)) Zone and a Holding Residential R9 Special Provision (h-5•h-(\*)•R9-7(\*)) Zone.

**Residential R9 Zone:**

Section 13.1 – General Purpose of the Residential R9 Zone – of Zoning By-law Z.-1 describes the rationale behind the Residential R9 zone variations. This section simply states that, “*The R9 Zone provides for and regulates a wide range of medium and higher density residential developments in the form of apartment buildings.*” As noted throughout this report, the intent of the Richmond Medical Centre Inc. application is to allow for the development of mid-rise apartment buildings along Richmond Street. As such, the Residential R9 Zone provides the most appropriate framework to guide the future development of these lands.

**Special Regulations:**

Further to the zoning framework established by the standard regulations of the R9 zone, a range of special regulations have been recommended in order to implement the Special Official Plan policies which provide for a greater scale of development, a mix of uses, and a comprehensive development with buildings height and intensity oriented toward Richmond street, significant buffers from the low density residential area to the west and ensuring shared internal connections. The following summary provides an overview of the purpose, intent and rationale for the various special regulations:

Part a) of the special regulations provides a series of block-wide special zone standards that are intended to apply to the R9-7(\*) Zone boundaries as a whole. Regulations outlined in part a) that apply to the zone boundaries included density (200 units per hectare), lot coverage (45%), front yard depth (3m max.), rear yard depth (15m) and parking requirements for residential uses (0.8 spaces/unit). These regulations allow for flexibility in the floorplates and intensity of various buildings which may develop in phases within the block, without requiring that lots be consolidated to allow for this type of flexibility. It will ensure that the ultimate development of these properties in considered comprehensively, much in the same way they would be considered if all three properties were to be consolidated under single ownership.

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Part b) of the special regulations provides a series of site-specific regulations that apply only to 1643 and 149 Richmond Street. These regulations include permission for cluster townhouses in addition to the apartment buildings permitted by the R9 Zone. Further use specific regulations for the height and location of townhouses and apartment buildings will provide for a form of development which is consistent with that envisioned through the Council-approved Richmond Street-Old Masonville Master Plan.

Part c) of the special regulations provides a series of site-specific regulations for 1653 Richmond Street. These regulations allow for the proposed small-scale medical dental office in a mixed use apartment building and include similar regulations regarding the form of apartment buildings to ensure that the development is generally consistent with that envisioned through the Council-approved Richmond Street-Old Masonville Master Plan.

Holding provisions:

Both an h-5 holding provision and an h-(\*) have been included in the recommended zoning for all three properties within the development block. These holding provisions will ensure that a public site plan review is conducted and that the ultimate built form is consistent with the comprehensive block development plan submitted and vetted publically through the Official Plan and Zoning By-law amendment process. Similar holding provisions were approved by Council for these lands in the January 2014 amendments. Additionally, an h-55 holding provision has been recommended for the Phase 2 lands at 1643 and 1649 Richmond Street. Recognizing the variability in terms of timing between current and subsequent phases of development, the h-55 holding provision will ensure that a traffic impact study is completed prior to site plan approval for Phase 2.

**CONCLUSION**

The recommended amendments have been supported by the foregoing planning analysis. The proposal has been evaluated in the context of the applicable land use policy and is supported by the objectives of the *Provincial Policy Statement, 2014* and the City of London Official Plan which promote intensification, redevelopment and compact form in appropriate locations, particularly in areas which support existing and future transit, in order to minimize land consumption and servicing costs across the municipality and provide for a range of housing types and densities to meet the needs of current and future residents.

The recommended amendments will facilitate a built form which, through strategic building siting, transition in height and intensity, and significant setbacks and vegetated buffers, is sensitive to its location adjacent to a low density residential neighbourhood. The proposed development design orients the apartment buildings and office uses toward Richmond Street to provide maximum visual separation from adjacent single family homes and serve the planned function of medium density development as a buffer between the future rapid transit line and Masonville mall and the neighbourhood to the west. Further, the proposed development will produce a design which supports the City's Urban Design Principles outlined in Section 11 of the Official Plan, particularly with regard to providing a street oriented development that sets a positive context for pedestrian activity along this portion of Richmond Street and Hillview Boulevard.

The recommended special policies will allow for increased residential density and height as well as providing opportunity for a small-scale office use within the ground floor of an apartment building. This form of development supports active transportation while balancing the issues of compatibility with the adjacent residential neighbourhood. Road improvements including a westbound left turn lane will be added through the site plan approval process in order to minimize the impact from any additional traffic entering and leaving the site.

The applicants have maintained a form which is generally consistent with that envisioned by the

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Council-approved Richmond Street-Old Masonville Master Plan and Urban Design Guidelines and maintains the principles which were established through the 2011-2014 planning process.

Given the foregoing, the recommended amendments represent sound land use planning.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>MIKE DAVIS, B.U.R.P.I. PLANNER II, CURRENT PLANNING</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>	

September 29, 2014  
Mike Davis  
Y:\Shared\implemen\DEVELOPMENT APPS\2014 Applications 8309 to\8310OZ - 1653 Richmond St (MD)\OZ8310 - OPA-ZBL  
Amendment Report (Final).docx

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**File: OZ-8310**  
**Planner: Mike Davis**

**Responses to Public Liaison Letter and Publication in “The Londoner”**

*\*Copies of all written correspondence is available for review upon request citing file OZ-8310.*

<u>Telephone</u>	<u>Written</u>
Myrna McDermid 29 Cherokee Road	Elizabeth Harris 36 Cherokee Rd.
Judy Siskind N/A	Mary Lake-Collins 1603 Richmond Street
	Bill Davis – <i>Old Masonville Ratepayers Association</i> 25 Cherokee Rd.
	Lin Hardick 39 Cherokee Rd.
	Clint Wilson 45 Cherokee Rd.
	Geoff & Jane Dilworth N/A
	Sarah Poole 51 Shavian Boulevard
	Jane Lowman 1650 Hillside Drive

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**File: OZ-8310  
Planner: Mike Davis**

**Bibliography of Information and Materials  
OZ-8310**

**Request for Approval:**

City of London Official Plan and Zoning By-law Amendment Application Form, completed by Kirkness Consulting Inc., December 30, 2013

**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.

Kirkness Consulting Inc. *Planning Justification Report*, February 2014.

Kirkness Consulting Inc. *Urban Design Brief*, February 2014.

Kirkness Consulting Inc. *Addendum to Planning Justification Report and Urban Design Brief*, July 2014

R Ritz Architects. *Site Concept Plan*, September 2014.

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

**City of London –**

Postma R., Urban Forestry. Email to M. Davis, August 28, 2014.

Couvillon A., Transportation Planning and Design. Email to M. Davis, August 28, 2014.

Moore R., Wastewater & Drainage Engineering. Email to M. Davis, August 15, 2014.

**Departments and Agencies -**

Creighton C., UTRCA. Memo to M. Davis. September 2, 2014.

Ries S., Urban Design Peer Review Panel. Memo to M. Davis, February 19, 2014.

Ries S., Urban Design Peer Review Panel. Memo to M. Davis, August 20, 2014.

**Other:**

Site visit September 9, 20014 and photographs of the same date.



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**File: OZ-8310  
Planner: Mike Davis**

**Appendix "A"**

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

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

A by-law to amend the Official Plan for the City of London, 1989 relating to 1643, 1649 and 1653 Richmond Street.

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

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

PASSED in Open Council on October 14, 2014.

J. Baechler  
Mayor

Catharine Saunders  
City Clerk

First Reading – October 14, 2014  
Second Reading – October 14, 2014  
Third Reading – October 14, 2014

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File: OZ-8310  
Planner: Mike Davis

**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to change the designation of certain lands described herein from “Low Density Residential” to “Multi-Family, Medium Density Residential” on Schedule “A” – Land Use – to the Official Plan for the City of London, and to establish a Special Policy in Section 3.5 – Policies for Specific Residential Areas – of the Official Plan for the City of London to facilitate a comprehensive, transit-supportive development on the subject lands with opportunity for increased scale and mixed-use development through specific policies that provide additional guidance to the general policies contained in the Official Plan.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 1643, 1649 and 1653 Richmond Street in the City of London.

**C. BASIS OF THE AMENDMENT**

The primary permitted uses in the Multi-Family, Medium Density Residential designation include multiple attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; and small-scale nursing homes, rest homes and homes for the aged. Additionally, limited office uses are permitted as secondary permitted uses subject to the general policies of Section 3.6.8. These permitted uses are generally consistent with those recommended throughout this report. The policies state that the preferred locations for the Multi-Family, Medium Density Designation include lands within close proximity to Shopping Areas, and lands abutting an arterial roadway. In this regard, the physical context of the subject site aligns with the locational criteria for the Multi-Family, Medium Density designation.

The general Multi-Family, Medium Density Residential policies of the Official Plan include policies related to the scale of development permitted within the designation as well as permitted uses. These policies provide for maximum building heights of four storeys and net densities of 75 units per hectare. The permitted uses policies allow for small-scale office uses within stand-alone buildings subject to certain location and compatibility criteria. The form of development proposed for the subject lands contemplates height limitations ranging from 3-6 storeys and densities of up to 200 units per hectare as well as an opportunity for small-scale medical/dental offices within the ground floor of an apartment building.

Notwithstanding the general restrictions, the Multi-Family, Medium Density Residential policies permit modifications to the scale of development and form of permitted uses to meet specific policy objectives, such as the implementation of a comprehensive development plan and urban design guidelines envisioned for the subject lands, where these policy objectives are identified in Section 3.5 of the Official Plan.

Given that the development proposed for the subject lands is consistent with the intent of the Multi-Family, Medium Density Residential policies, as it relates to permitted uses and location adjacent to a future rapid transit node, and the built form is sensitive to the existing context of the area by orienting the greatest heights toward Richmond Street with transition and significant setbacks to the low density residential neighbourhood to the west, it is appropriate to provide special development policies which allow for additional height and density as well as limited opportunity for mixed-use development while requiring a

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**File: OZ-8310  
Planner: Mike Davis**

comprehensive approach to the development of the subject lands.

**D. THE AMENDMENT**

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

1. Schedule “A” – Land Use – to the Official Plan for the City of London is hereby amended by designating those lands located at 1643, 1649 and 1653 Richmond Street in the City of London, as indicated on Schedule “1” attached hereto, from “Low Density Residential” to “Multi-Family, Medium Density Residential”.
2. Section 3.5 – Policies for Specific Residential Areas – of the Official Plan for the City of London is amended by adding the following:

**1643, 1649 and 1653 Richmond Street:**

The subject lands are located on the west side of Richmond Street, south of Hillview Boulevard, including the lands that are municipally known as 1643, 1649 and 1653 Richmond Street. These lands are situated along an important gateway into the City of London from the north, along a future rapid transit corridor, and are adjacent to Masonville Mall, a regional activity and employment centre. Given the prominent location of the subject lands, it is desirable to increase the scale of development and range of uses permitted on these lands. It is intended that the following site-specific policies will facilitate the development of an aesthetically pleasing, functional and transit-supportive development which simultaneously preserves the residential amenity of the abutting low density residential lands to the west. A limited amount of medical/dental office space within a mixed-use building may be provided to service surrounding neighbourhoods and provide an effective pedestrian oriented interface with the corner of Richmond Street and Hillview Boulevard. Future development of these lands shall be generally in accordance with a conceptual block development plan developed in support of a Zoning By-law amendment application which meets the general intensification criteria outlined in Section 3.2.3 and the Urban Design Principles outlined in Section 11 of the Official Plan as well as the following site-specific policies:

- a) For the lands located at 1643 and 1649 Richmond Street, the permitted uses shall include cluster townhouses and apartment buildings. For the lands located at 1653 Richmond Street, the permitted uses shall include apartment buildings and small-scale medical/dental offices up to a maximum gross floor area of 430m<sup>2</sup> within the ground floor of an apartment building. For the lands located at 1643, 1649 and 1653 Richmond Street, the location of apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwellings to the west.
- b) Notwithstanding the height and density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum density of 200 units per hectare and a maximum height of up to 6-storeys shall be permitted for subject to the regulations of the Zoning By-law.
- c) The development of the subject lands will occur in a comprehensive manner wherein internal driveway connections are required to connect various phases of development and redevelopment as well as properties to the south including 1607-1639 Richmond Street. Similarly, mutual access to underground parking facilities may be provided to properties within this block to connect various phases of development. Mutual access to Hillview Boulevard shall be provided through these properties for the benefit of all of the subject properties identified in this special policy as well as all properties located south of the subject lands, on the west side of Richmond Street including 1607-1639 Richmond Street.
- d) Applications for Zoning By-law amendments will require the submission of a

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**Planner: Mike Davis**

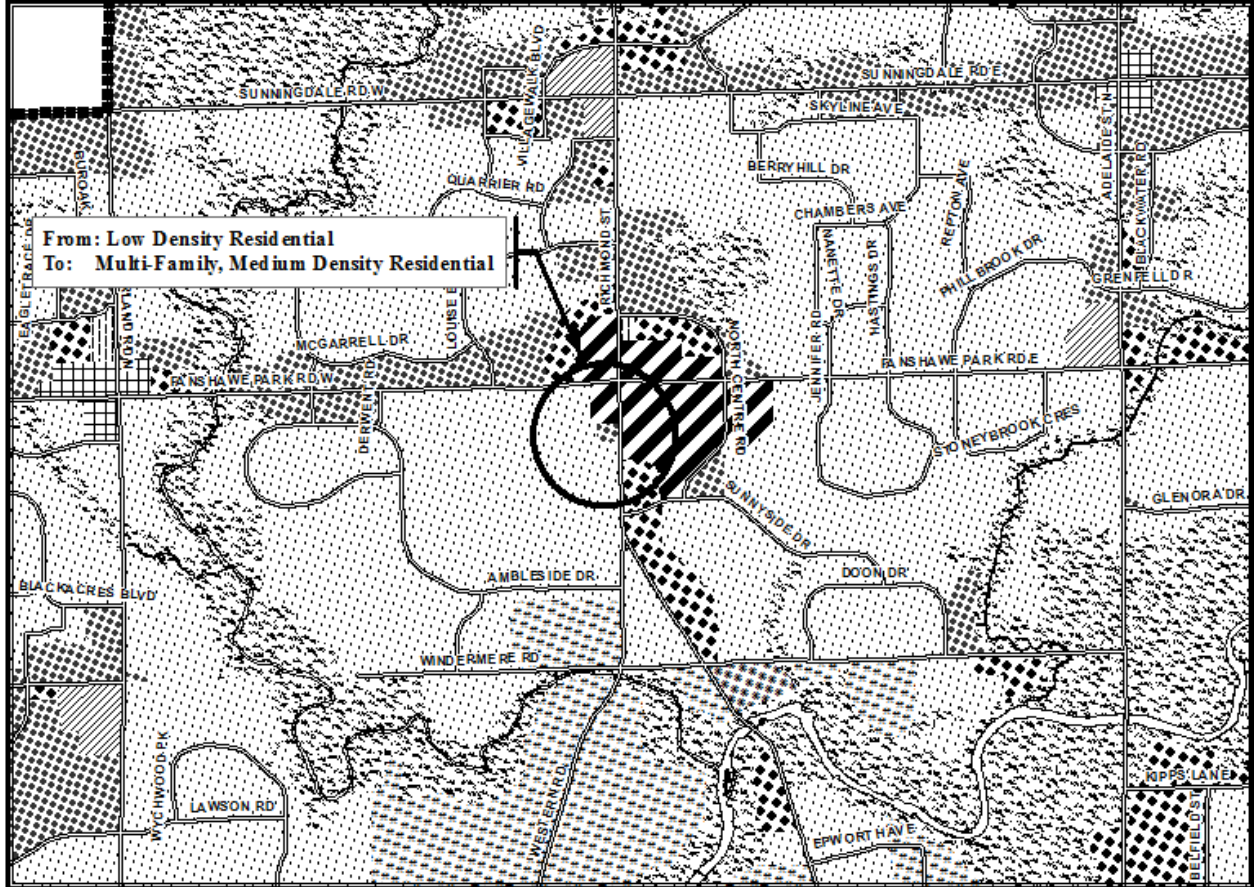
comprehensive block development plan which shall include a site plan and conceptual building elevations, which conform to the policies of this Section. Holding provisions may be utilized to ensure a development agreement is entered into with the City of London which provides assurances that the ultimate form of development be consistent with the conceptual block development plan. The requirement to provide a conceptual block development plan is intended to ensure that development, which may occur in phases over time, generally appears and functions as a comprehensive development.

- e) Other principles that will guide the development of the conceptual block development plan and the associated zoning regulations include:
- i) Minimum setback distances from low density residential properties to the west shall be specified in the Zoning By-law in order to provide for significant buffering opportunities.
  - ii) The construction of below-grade parking shall be required. Limited opportunities for surface parking may be provided. Above-grade parking structures shall not be permitted. Additional below-grade parking shall be encouraged to reduce the amount of surface parking area and, if required, to maintain the minimum lot coverage and landscaped open space requirements specified in the Zoning By-law.
  - iii) The maximum height of townhouse dwellings and restrictions regarding the above-grade height of basements shall be implemented through the zoning provisions to ensure the visual impacts on adjacent low density properties to the west are minimized.
  - iv) Apartment buildings shall include primary entrances oriented toward the Richmond Street corridor. Primary entrances may be oriented toward the corner of Richmond Street and Hillview Boulevard along the northern portion of the site.
  - v) Yard depths from the apartment buildings to Richmond Street and Hillview Boulevard shall be minimized.
  - vi) Existing vegetation along the western property line shall be retained to the greatest extent possible with additional vegetation maximized to provide for privacy between the subject lands and the abutting low density residential uses to the west.
  - vii) The number of townhouse dwellings shall be limited to four per block to break up the visual massing.

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Planner: Mike Davis

AMENDMENT NO: \_\_\_\_\_



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

**Legend**

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li> Downton</li> <li> Wonderland Road Community Enterprise Corridor</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> </ul> | <ul style="list-style-type: none"> <li> Office/Residential</li> <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> |
|--|---|

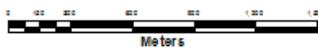
*This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.*

**SCHEDULE 1  
TO  
OFFICIAL PLAN**  
AMENDMENT NO. \_\_\_\_\_

PREPARED BY: Graphics and Information Services



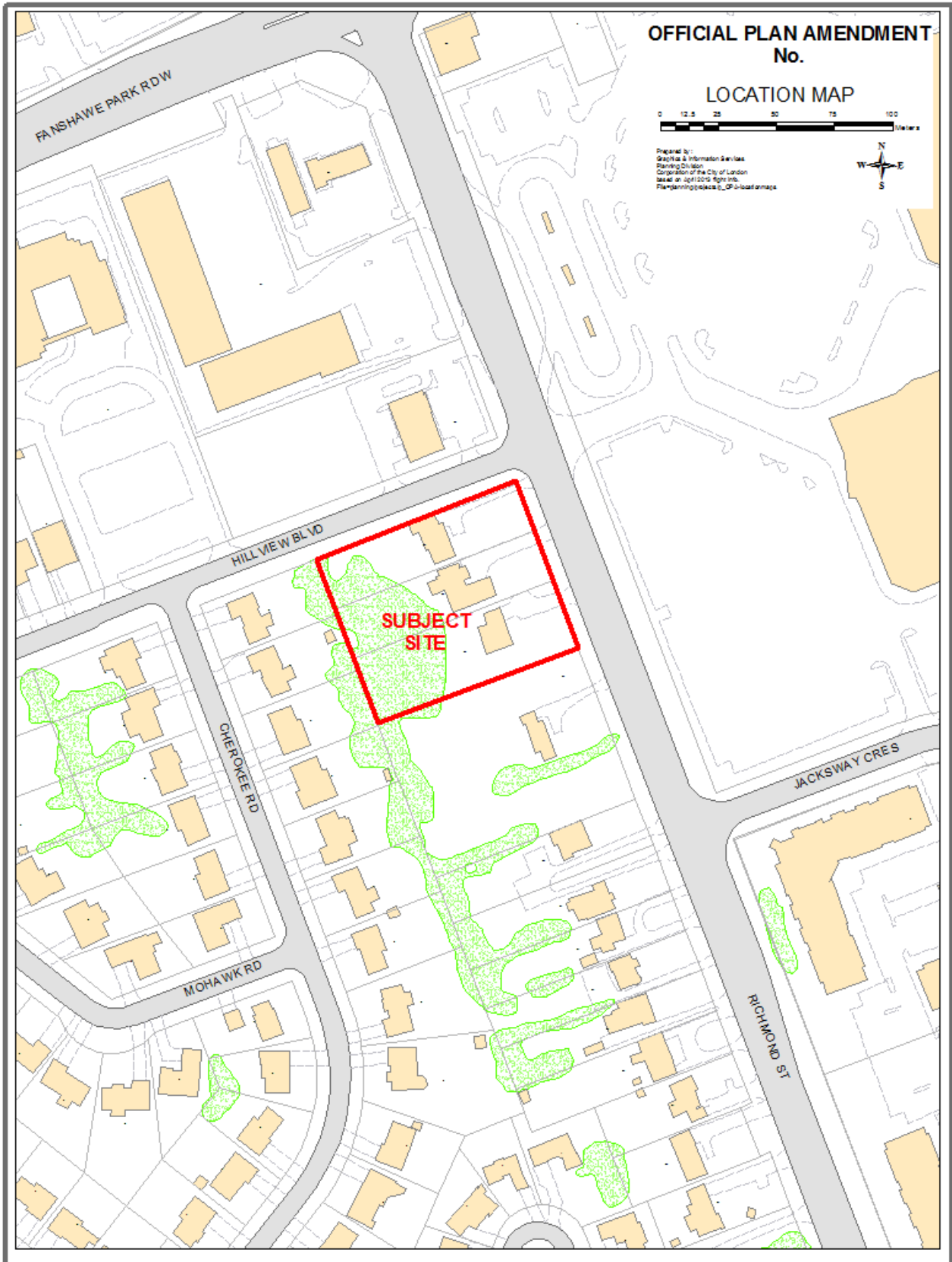
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FILE NUMBER: OZ-8310  
PLANNER: MD  
TECHNICIAN: MB  
DATE: 2014/09/16

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File: OZ-8310  
Planner: Mike Davis



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**File: OZ-8310  
Planner: Mike Davis**

**Appendix "B"**

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

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

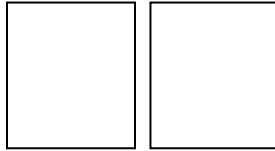
A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1643, 1649 and 1653 Richmond Street.

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

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

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

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1643, 1649 and 1653 Richmond Street, as shown on the attached map comprising part of Key Map No. A102, from a Holding Residential R5 Special Provision/Residential R6 Special Provision (h-5•R5-2(12)/R6-4(14)) Zone to a Holding Residential R9 Special Provision (h-5•h-55•h-(\*)•R9-7(\*)) Zone and a Holding Residential R9 Special Provision (h-5•h-(\*)•R9-7(\*)) Zone.
- 2) Section Number 3.8 of the Holding "h" Zones to By-law No. Z.-1 is amended by adding the following new holding provision:
  - \_ ) h-(\*) *Purpose:* To ensure that the *Conceptual Block Development Plan*, established through the Official Plan and Zoning amendment review process and attached as Schedule "1" to the amending by-law, is implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and design principles identified in the *Conceptual Block Development Plan* to the satisfaction of the Managing Director, Land Use Planning and City Planner prior to the removal of the h-(\*) symbol.
- 3) Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following new Special Provision:
  - \_ ) R9-7(\*) 1643, 1649 and 1653 Richmond Street
    - a) Regulations applicable to and measured based on R9-7(\*) Zone Boundaries:
      - i) Density (Max.) 200 Units Per Hectare (80 units per acre)
      - ii) Lot Coverage (Max.) 45%
      - iii) Front Yard Depth (Max.) 3m (10 ft.)
      - iv) Bedrooms per dwelling unit (Max.) 3
      - v) Rear yard depth 15m (49 ft.)



vi) Parking for residential uses 0.8 spaces/unit

b) Regulations for 1643 and 1649 Richmond Street:

- i) Permitted uses:  
Apartment Buildings  
Cluster Townhouses
- ii) Frontage (Min.) 50m (165 ft.)
- iii) Lot Area (Min.) 0.4ha (1 acre)
- iv) Interior Yard Depth (Min.) 3m (10 ft.)
- v) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required side yard, or where access to an underground parking garage is necessary in a required side yard.

Additional regulations for Apartment Buildings:

- i) Height (Max.) (first 25.0 metres of lot depth) 20.0 metres (65.5 ft.)
- ii) Height (Max.) (beyond the first 25.0 metres of lot depth) 15.0 metres (49.2 ft.)
- iii) Setback from Rear property line (Min.) 50.0 metres (164 ft.)

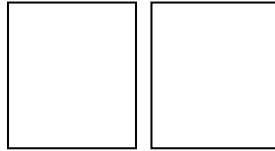
Additional regulations for Cluster Townhouses:

- i) Height (Max.) 9.5 metres (31.2 ft.)
- ii) Maximum height is to be measured from grade to roof peak.
- iii) Basement ceiling height above grade (Max.) 0.5 metres (1.6 ft.)
- iv) Number of townhouse dwelling units (Max.) 6
- v) Number of vertically attached dwelling units (Max.) 4

c) Regulations for 1653 Richmond Street:

- i) Permitted uses:  
Apartment buildings  
Medical/Dental Offices on ground floor of an apartment





**File: OZ-8310  
Planner: Mike Davis**

building

- ii) Frontage (Min.) 20m (66 ft.)
- iii) Lot Area (Min.) 0.16ha (0.4 acres)
- iv) Interior Yard Depth (Min.) 3m (10 ft.)
- v) Exterior Yard Depth (Min.) 0.0m (0.0 ft.)
- vi) No part of any required front yard, required side yard, or required rear yard shall be used for any purpose other than landscaped open space except where a common internal driveway connects to abutting properties located in a required interior side yard, where access to an underground parking garage is necessary in a required interior side yard, where a common driveway provides vehicular access to Hillview Boulevard in the required exterior side yard, or where a vestibule structure is required to provide secondary entrance to an underground parking structure in accordance with the Ontario Building Code in the required rear yard.

**Additional regulations for Apartment Buildings**

- i) Height (Max.) (first 25.0 metres of lot depth) 20.0 metres (65.5 ft.)
- ii) Height (Max.) (beyond the first 25.0 metres of lot depth) 17m (56 ft.)
- iii) Setback from rear property line (Min.) 50.0m (164 ft.)

**Additional regulations for Medical/Dental Offices:**

- i) Gross Floor Area (Max.) 430m<sup>2</sup> (4,630 ft<sup>2</sup>)
- ii) Parking 1 space/15m<sup>2</sup> GFA

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 October 14, 2014.

Agenda Item # Page #

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**File: OZ-8310  
Planner: Mike Davis**

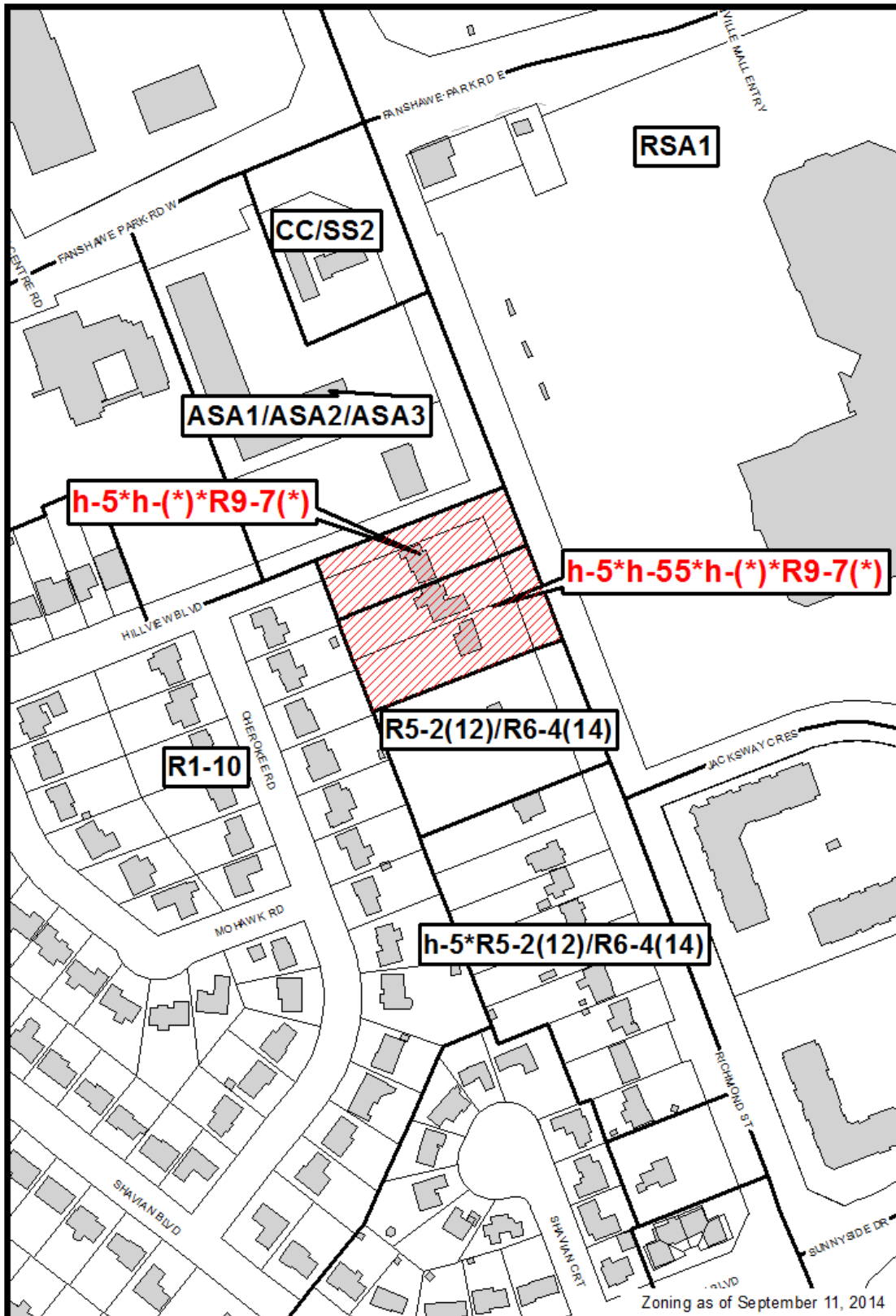
J. Baechler  
Mayor

Catharine Saunders  
City Clerk


First Reading – October 14, 2014  
Second Reading – October 14, 2014  
Third Reading – October 14, 2014

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




File Number: OZ-8310  
 Planner: MD  
 Date Prepared: 2014/09/16  
 Technician: MB  
 By-Law No: Z.-1-

SUBJECT SITE 

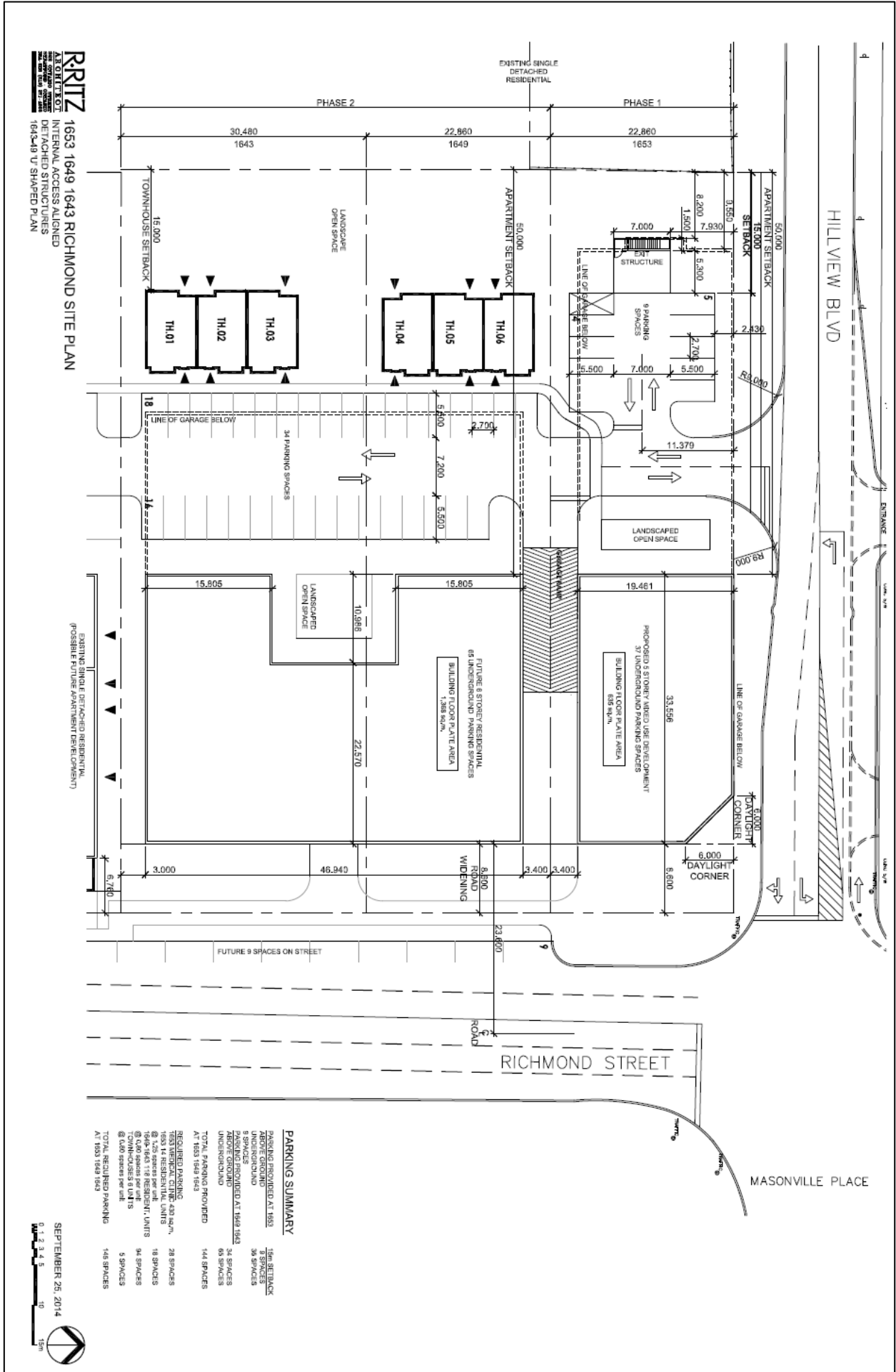
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Schedule "1"

Conceptual Block Development Plan – Site Plan

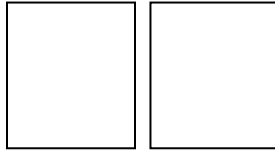


**RITZ** 1653 1649 1643 RICHMOND SITE PLAN  
 1653 1649 1643 RICHMOND  
 INTERNAL ACCESS ALIGNED  
 DETACHED STRUCTURES  
 1643 1649 U-SHAPED PLAN

**PARKING SUMMARY**

PARKING PROVIDED AT 1653 ABOVE GROUND	16 SPACES
PARKING PROVIDED AT 1649 1643 ABOVE GROUND	30 SPACES
PARKING PROVIDED AT 1649 1643 UNDERGROUND	64 SPACES
<b>TOTAL PARKING PROVIDED AT 1653 1649 1643</b>	<b>110 SPACES</b>
REQUIRED PARKING AT 1653 1649 1643	28 SPACES
1653 16 RESIDENTIAL UNITS @ 1.25 spaces per unit	20 SPACES
1649 1643 118 RESIDENTIAL UNITS @ 0.80 spaces per unit	94 SPACES
TOWNHOUSES 3 UNITS @ 1.50 spaces per unit	5 SPACES
<b>TOTAL REQUIRED PARKING AT 1653 1649 1643</b>	<b>146 SPACES</b>

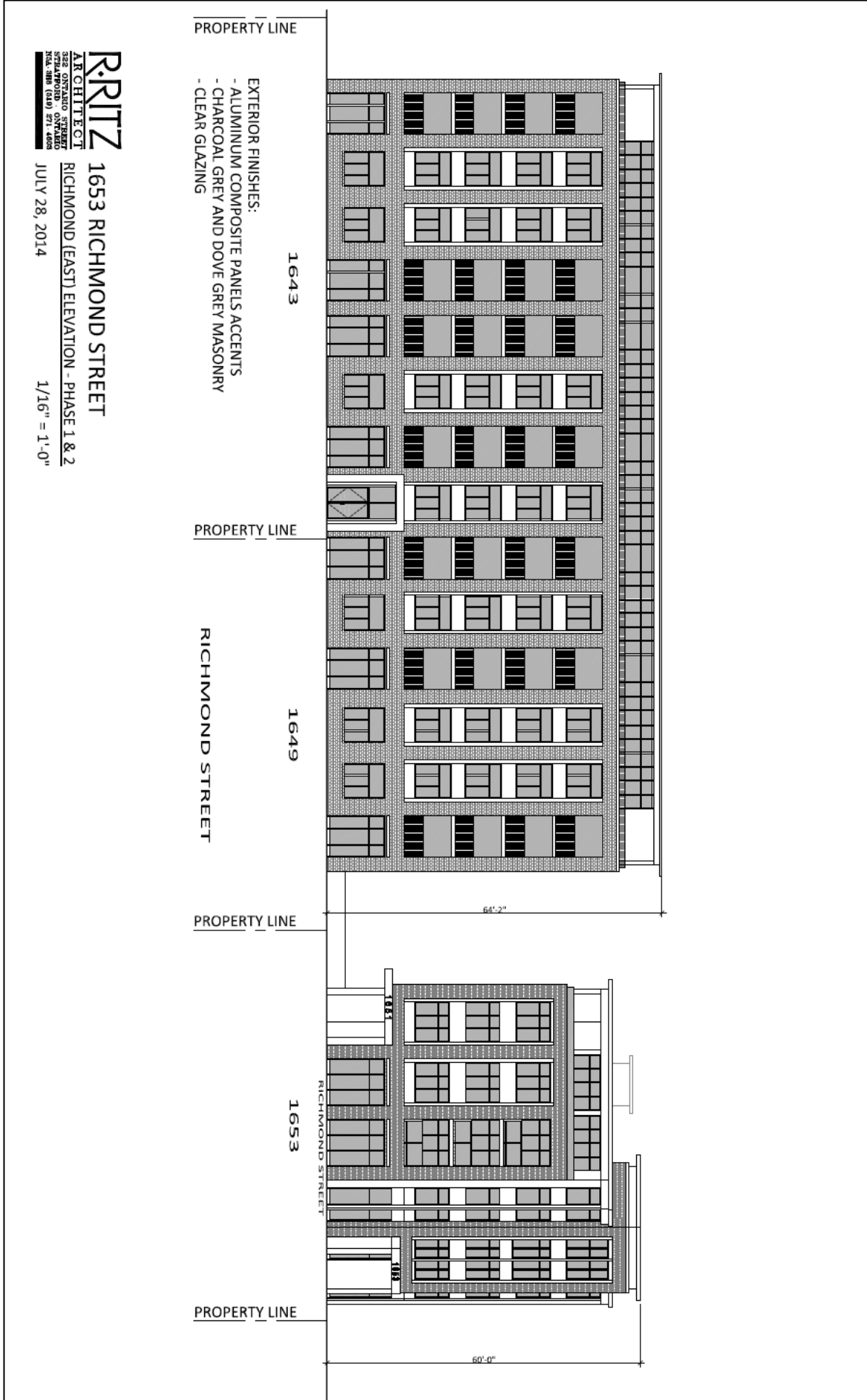
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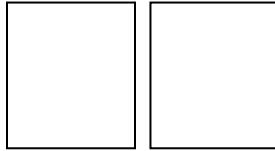


File: OZ-8310  
Planner: Mike Davis

Schedule "1"

Conceptual Block Development Plan – Building Elevations



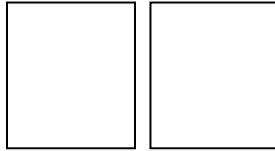


File: OZ-8310  
Planner: Mike Davis

Schedule "1"

Conceptual Block Development Plan – 1653 Richmond Street Building Elevations

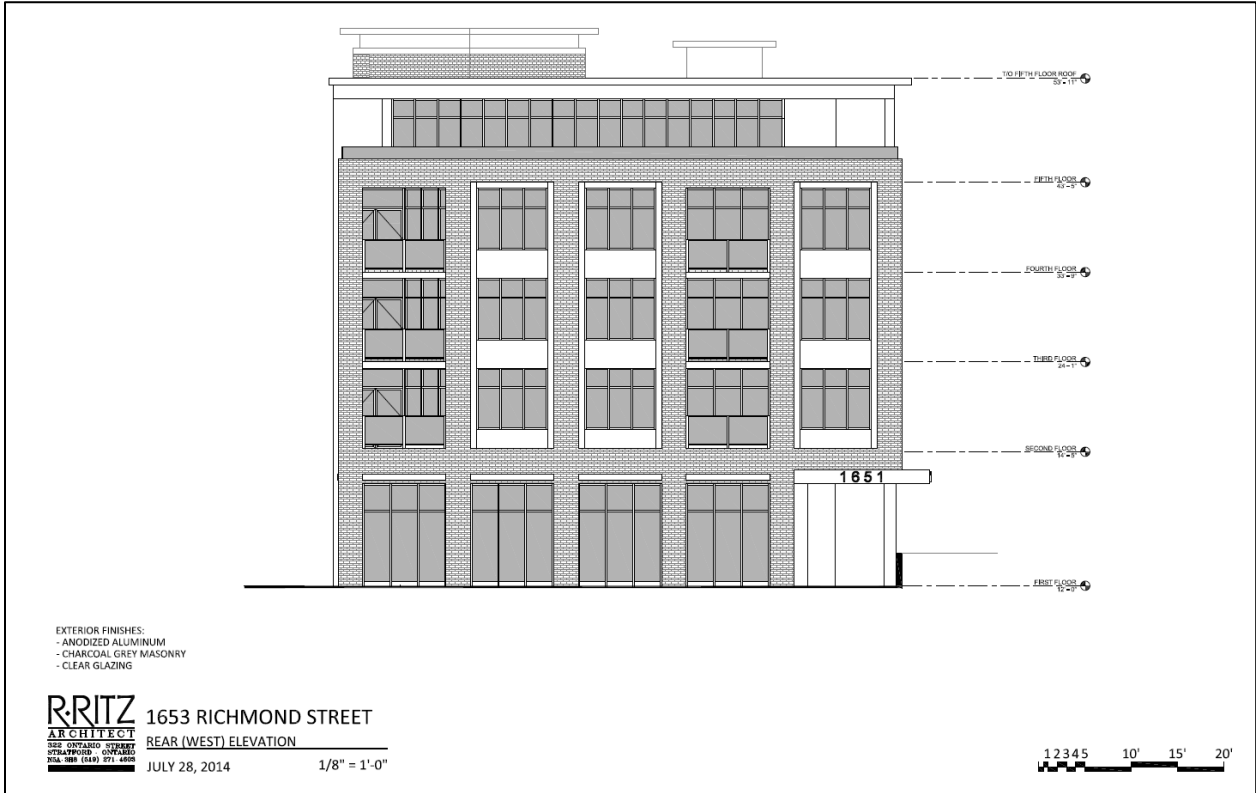




File: OZ-8310  
Planner: Mike Davis

Schedule "1"

Conceptual Block Development Plan – 1653 Richmond Street Building Elevations



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File: OZ-8310  
Planner: Mike Davis

Schedule "1"

Conceptual Block Development Plan – 1653 Richmond Street Building Elevations



**R·RITZ** ARCHITECT  
1653 RICHMOND STREET  
RENDERING RICHMOND AND HILLVIEW  
352 ONTARIO STREET  
STRATFORD, ONTARIO  
N5A 3B8 (519) 871-6855  
JULY 28, 2014



**R·RITZ** ARCHITECT  
1653 RICHMOND STREET  
RENDERING AT REAR ON HILLVIEW  
352 ONTARIO STREET  
STRATFORD, ONTARIO  
N5A 3B8 (519) 871-6855  
JULY 28, 2014