

Bill No. 489  
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 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

**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 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:

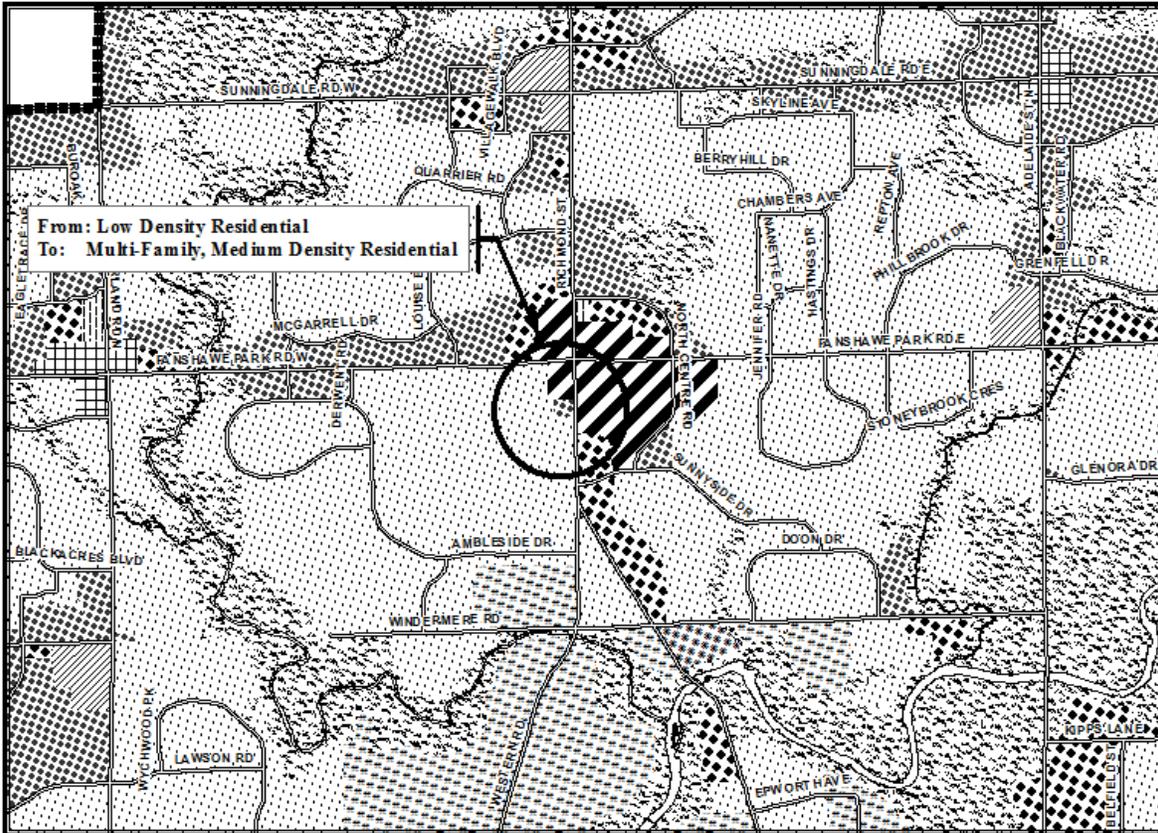
**1643, 1649 and 1653 Richmond Street:**

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, and non-residential uses shall be directed to lands to the north. 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. The properties at 1607-1639 Richmond Street will be developed for residential uses and include convenience commercial uses at 1631 and 1635 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 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.



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

**Legend**

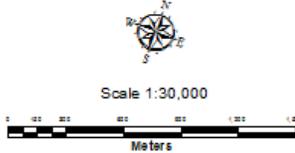
- |   |                                   |
|---|-----------------------------------|
| Downtown                                      | Office/Residential                |
| Wonderland Road Community Enterprise Corridor | Office Business Park              |
| Enclosed Regional Commercial Node       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

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

**SCHEDULE 1  
 TO  
 OFFICIAL PLAN**

AMENDMENT NO. \_\_\_\_\_

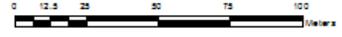
PREPARED BY: Graphics and Information Services



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

**OFFICIAL PLAN AMENDMENT  
No.**

**LOCATION MAP**



Prepared by:  
Graphic & Information Services  
Planning Division  
Corporation of the City of London  
based on April 2019 flight data  
Planymapping/ops/ops\_01-location.mxd

