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E. Conway
File No: SP15-011783

TO:	CHAIR AND MEMBERS – PLANNING & ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: RICHMOND MEDICAL CENTRE INC. 1653 RICHMOND STREET PUBLIC SITE PLAN MEETING MAY 19, 2015

RECOMMENDATION

That on the recommendation of the Manager, Development Services & Planning Liaison, the following actions be taken with respect to the site plan approval application by Richmond Medical Centre Inc. relating to the property located at 1653 Richmond Street:

- a) The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval to permit the construction of a four (4) storey mixed use building containing 430 square metres of medical offices and nine (9) apartment units; and
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan application, and whether they support the Site Plan application.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

Consideration of the Site Plan will result in the construction of a four (4) story mixed use building. The ground floor would contain 430 sq m of medical offices and each upper floor would contain three apartment units for a total of nine units.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

October 7, 2014 Report to the Planning and Environment Committee – 1643, 1649, 1653 Richmond (OZ-8310) - Report recommending approval of an Official Plan and Zoning By-law amendment for the future development of lands located on the west side of Richmond Street, south side of Hiliview Boulevard.

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) — Report recommending approval of an Official Plan and Zoning By-law amendment for the future development of lands located on the west side of Richmond Street, between Hiliview Boulevard and Shavian Boulevard.

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) — Report notifying Municipal Council that the City had received an appeal from McKenzie Lake Lawyers LLP and Cercelli Law relating to these lands.

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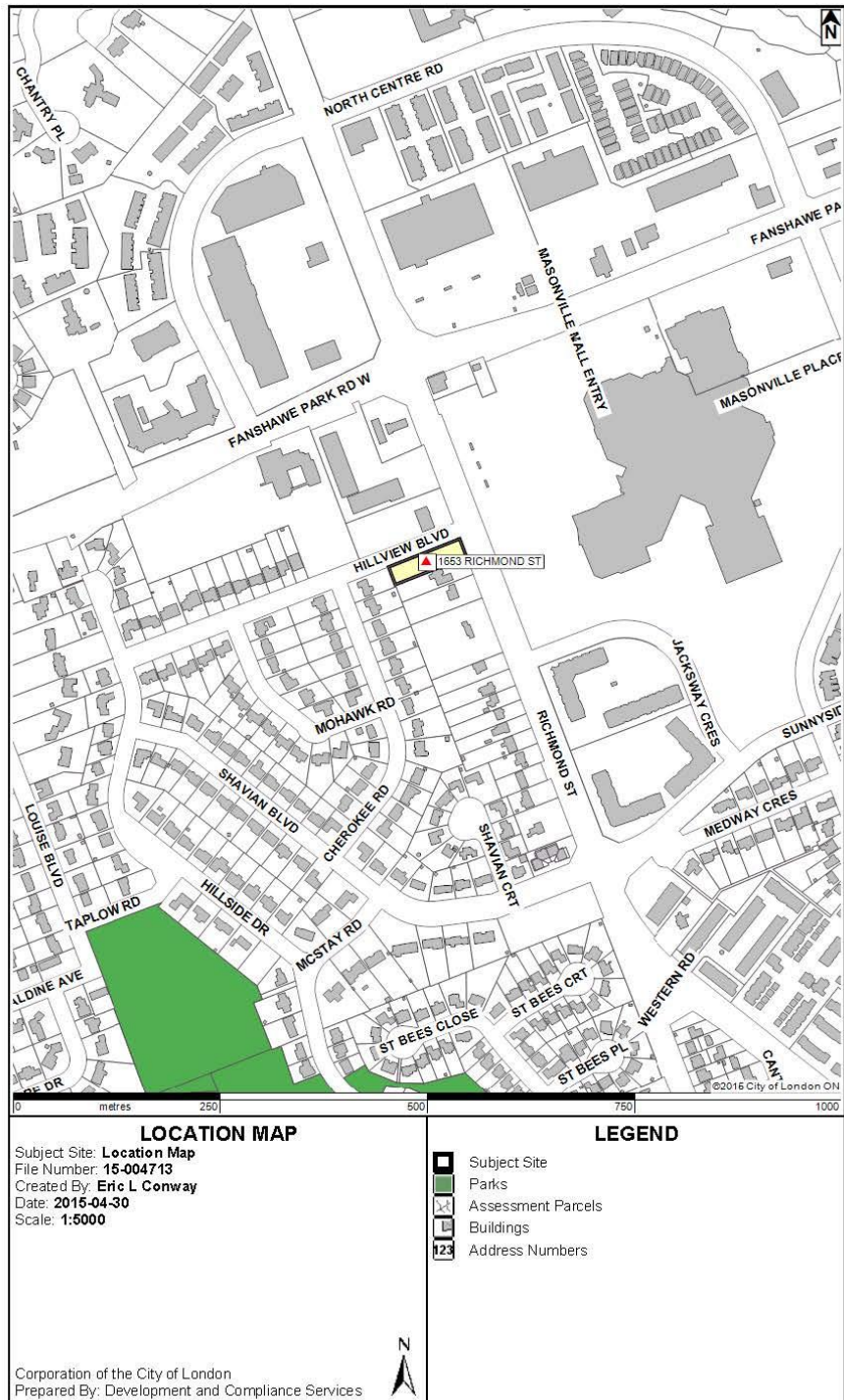
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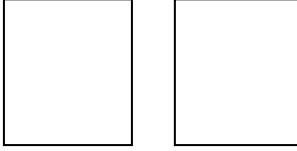
APPLICATION DETAILS

Date Application Accepted: January 7, 2015	Agent: Laverne Kirkness Kirkness Consulting INC.
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REQUESTED ACTION: Approval of an application for Site Plan Approval for the construction of a four (4) storey mixed use building containing 430 square metres of medical offices and nine (9) apartment units

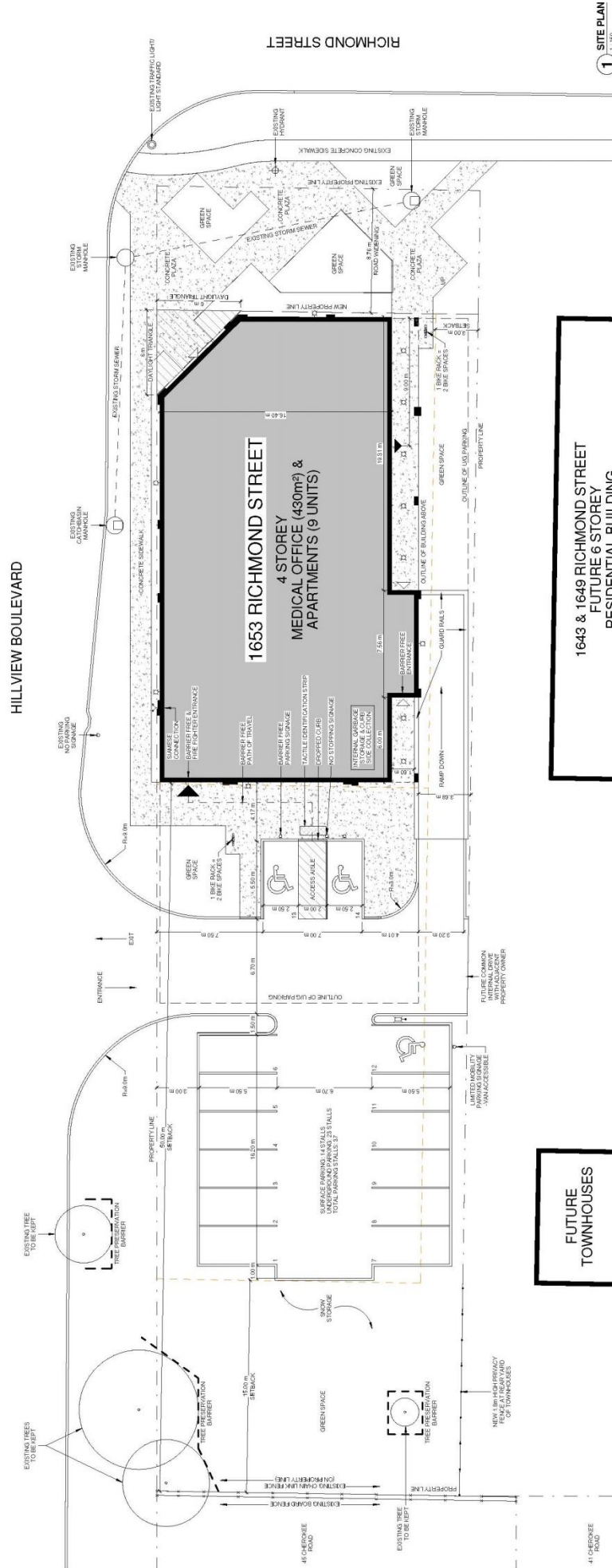
Location Map





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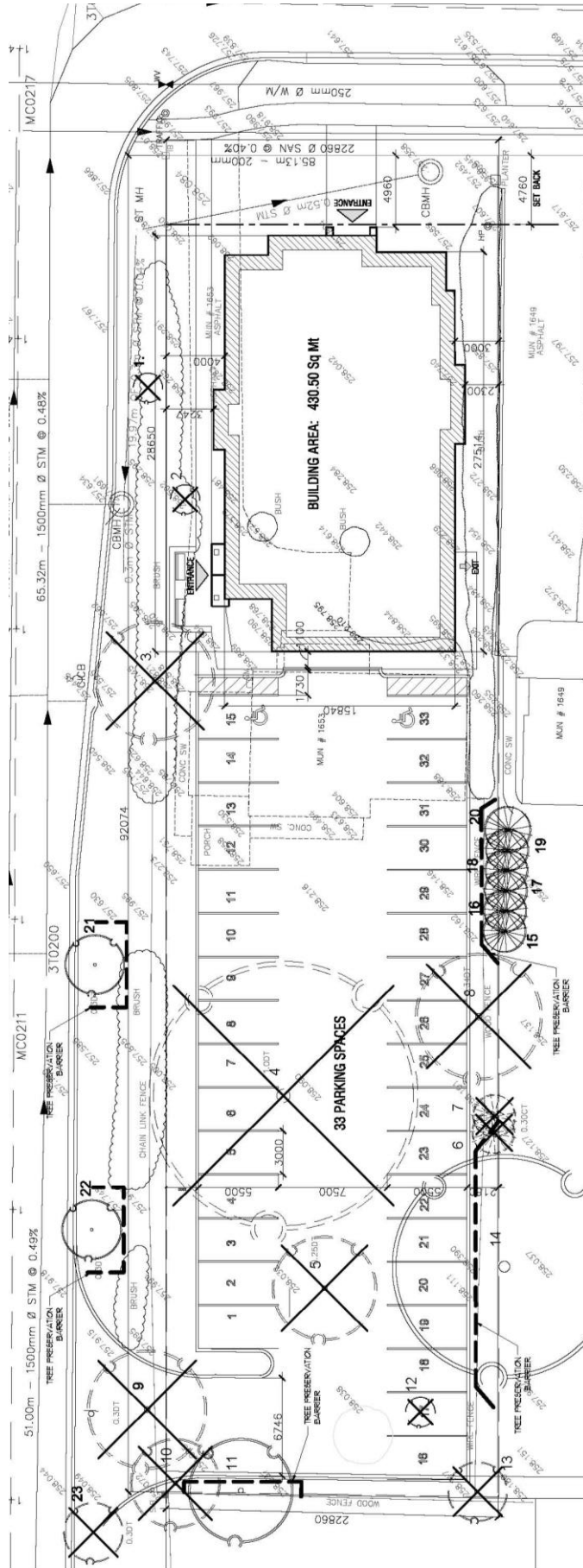
Current Site Plan



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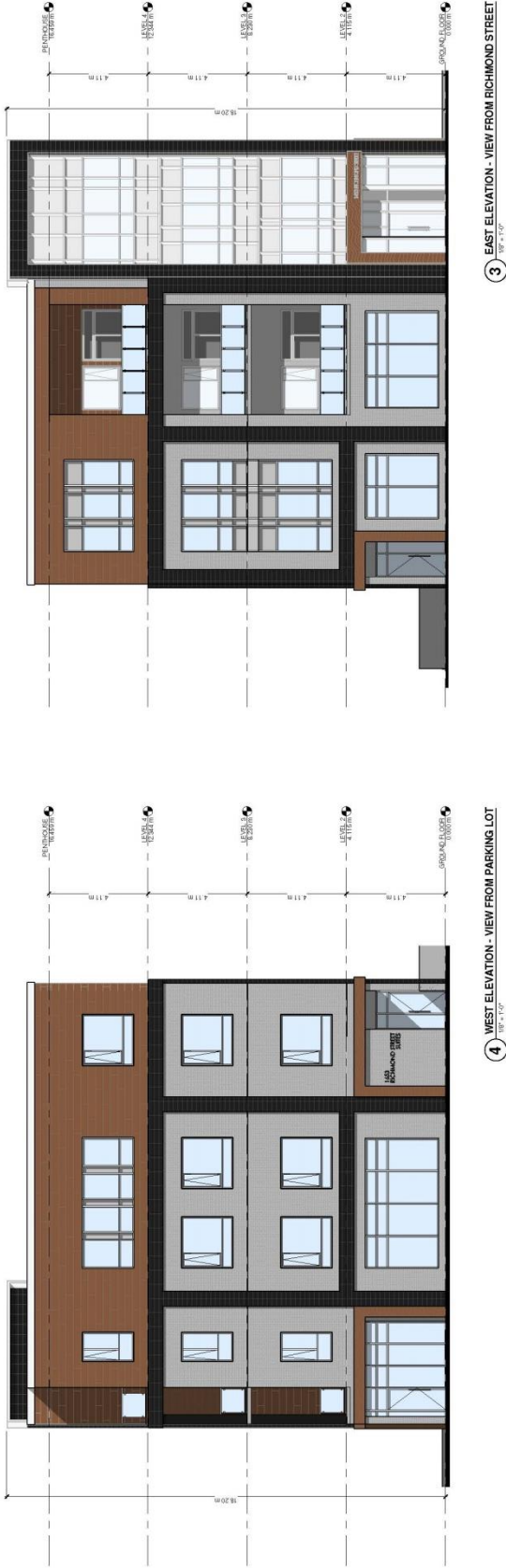
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Original Tree Preservation Plan



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Current Building Elevations



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SITE CHARACTERISTICS
<p>Current Land Use: Single Family Residential Frontage: Approximately 22.7 m Depth: Approximately 93 m Area: Approximately 2405m2 Shape: Rectangular</p>

SURROUNDING LAND USES
<p>North: Residential, Commercial Plaza South: Residential East: Commercial (existing drug store) West: Medical offices</p>

OFFICIAL PLAN DESIGNATION: Multi Family Medium Density Residential
EXISTING ZONING: h-5*h-190*R9-7(23)

PLANNING HISTORY

On October 17, 2011 staff prepared an information report to Planning Committee advising that Civic Administration had initiated an application for Official Plan and Zoning By-law amendments for the lands located at 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street and that Administration had also initiated preparation of a Master Plan to be considered for adoption as a Guideline Document to the Official Plan. The report also requested Municipal Council to direct Civic Administration to retain a transportation planning consultant in order to prepare a traffic impact assessment which would assist with determining area transportation policies and development conditions, to identify the costs associated with storm sewer capacity improvements required to accommodate the proposed development between Hillview and Shavian Boulevards, and to identify sources of financing to undertake these works in 2012.

On December 12, 2011 staff recommended to the Committee that the Official Plan and Zoning By-law which applied to these lands be amended at a future date to permit 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; that the Richmond Street - Old Masonville Master Plan and Urban Design Guidelines be adopted at a future date; and that three readings of the enacting by-laws be withheld until such time as site plan approval has been obtained for the properties at 1631, 1635, and 1639 Richmond Street and a development agreement entered into with the City of London.

On November 12, 2013 the Managing Director, Planning and City Planner provided an overview of the history of planning and land use policies contemplated for the subject lands and, specifically, highlighted difficulties in implementing the January 2012 resolution of Council regarding proposed Official Plan and Zoning By-law amendments for the subject lands due to a resolution to withhold three readings of the enacting by-laws until such time that Site Plan approval has been obtained for 1631, 1635 and 1639 Richmond Street. The report

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recommended that Civic Administration be directed to initiate new Official Plan and Zoning By-law amendments to re-initiate discussions with the community and consider the use of additional holding provisions which would provide the same assurances to secure the ultimate form of development as previous the approach to withhold three readings.

On January 21, 2014 the Managing Director, Planning and City Planner recommended approval of Official Plan and Zoning By-law amendments for the subject lands to permit 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 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.

Anthony Circelli subsequently abandoned his appeal and Richmond Medical (the current site plan applicant) requested a new amendment to the zoning of their property at 1653 Richmond Street. On October 15, 2014 Municipal Council approved a zoning by-law amendment to change the zone on this property 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-190*R9-7(23)) Zone which permits both apartment buildings and medical offices.

On February 4, The Ontario Municipal Board carried on with the appeals to the original zoning amendment and in the end supported Municipal Councils October 15, 2014 decision and this zoning came into effect.

BACKGROUND

PUBLIC LIAISON:	<p>March 30, 2015, a Notice of Site Plan Application letter was sent to area residents within 120 m of the subject site.</p> <p>April 16, 2015 - Neighbourhood meeting hosted by applicant. Area residents within 120 m of the subject sites were notified by letter dated April 1, 2015.</p> <p>May 1, 2015, a Notice of Public Site Plan Meeting letter was sent to area residents within 120 m of the subject site advising of a public meeting before the Planning and Environment Committee on May 19, 2015.</p>	<p>5 written responses</p> <p>Over 25 area residents at neighbourhood meeting</p>
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Nature of Liaison:

Consideration of the Site Plan will result in the construction of a four story mixed use building. The ground floor containing 450 sq m of medical offices and each upper level contains three apartment units for a total of nine.

Municipal Council approved a zoning by-law amendment on October 15, 2014 to change the zone on this property 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-190*R9-7(23)) Zone which permits both apartments buildings and medical offices at the intensity proposed.

The h-5 holding provision requires a public site plan meeting before the Planning and Environment Committee (PEC). The h-190 holding provision requires that the development of these lands incorporates the concepts and design principles identified in the Conceptual Block Development Plan for Richmond Street-Old Masonville Master Plan and Urban Design Guidelines.

Responses:

- Concerns over increased traffic for the residential neighbourhood to the west
- Loss of mature trees
- Hours of operation for the medical office
- Design of the building is unique and not in keeping with the character of the area
- Increase traffic congestion along Hillview
- Consideration for a drop-off along Richmond Street

ANALYSIS

Does the Site Plan Comply with Current Zoning?

The site is zoned h-5*h-190*R9-7(23). This zone permit apartment buildings (up to 200 units per hectare) and medical offices (maximum of 430 sq m). This zone has specific regulations prohibiting the apartment building to be constructed within 50 metres of the rear property line; requiring it to be within 3 metres of Richmond Street; and that it be no closer than 3 metres to the southern lot line. The building may be up to 20 metres in height within 25 metres of Richmond Street. Any portion of the building over 25 m from Richmond Street is only permitted to be 17 metres. This zone also prohibits anything other than landscape open space within 15 m of the west property line.

The building is currently designed to be less that 17 metres in height. There are 37 parking spaces required for the medical office and apartment building (14 surface, 23 underground) combined. Bicycle parking is required at rate of 0.75 / unit and will be provided internally. Only landscape open space is provided west of the parking area.

There are two (2) holding provisions which apply to this property. The h-5 holding provision is used to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13*, prior to the removal of the "h-5" symbol.

The h-190 holding provision *is used 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-190 symbol.

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IS THE PROPOSED SITE PLAN CONSISTENT WITH THE PROVINCIAL POLICY STATEMENT AND IS IT IN CONFORMITY WITH THE OFFICIAL PLAN?

Provincial Policy Statement

The Provincial Policy Statement encourages building strong communities, the wise use and management of resources and protecting public health and safety. Full municipal services are available to service this site including public transit. The proposed site plan will be developed consistent with the Provincial Policy Statement.

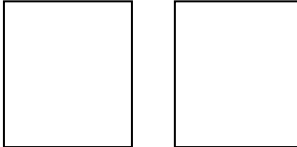
Official Plan

The subject lands are designated Multi-Family Medium Density Residential in the Official Plan and identified as a special policy area in section 3.5.25 & 3.5.26.

Official Plan Excerpts from Section 3.5.26 – Policies for Specific Residential Areas 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 430m² 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*



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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. (OPA 601)*

3.5.26 Richmond Street-Old Masonville

(OPA 565)

The Richmond Street-Old Masonville area is located on the west side of Richmond Street between Shavian and Hillview Boulevards on lands that are municipally known as 1607, 1609, 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street. These lands are situated along an important gateway into the City of London from the north, along an important transit corridor, and are adjacent to

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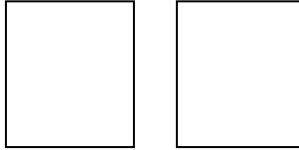
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Masonville Mall, a regional activity centre and major node. Given the prominent location, it is desirable to increase the net residential density of these lands to facilitate the development of an aesthetically pleasing, functional, and transit-supportive residential development while simultaneously preserving the residential amenity of the abutting low density residential lands to the west and south, and providing for a limited amount of accessory commercial space intended to service the day-to-day convenience needs of the future residents and immediate neighbourhood. Future development of these lands shall be consistent with the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines which have been adopted pursuant to Section 19.2 of the Official Plan.

In addition to the requirements identified in the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines, the key principles to be implemented through the development of these lands include the following:

- Increasing setback distances from low density residential areas to the west and south of the subject lands to provide for enhanced buffering opportunities.*
- Facilitating appropriate intensity by establishing a cap on the number of bedrooms at 3 per dwelling unit.*
- Apartment buildings shall be required to include a mix of 1, 2, and 3 bedroom units.*
- 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 regulations.*
- 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.*
- Apartment buildings shall be oriented toward the Richmond Street corridor as well as Hillview Boulevard along the northern perimeter.*
- Front yard depths from the apartment buildings to Richmond Street and Hillview Boulevard shall be minimized.*
- 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.*
- 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.*
- Limiting the number of townhouse dwellings to four per block to break up the visual massing.*
- Require the comprehensive development of these lands through the use of internal driveway access and limited mutual access points.*

In addition to the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines and the key principles identified above, the following policies will provide additional guidance for the development of these lands:



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- a) *For the lands located at 1607, 1609, and 1611 Richmond Street, the permitted uses shall be cluster townhouses and cluster stacked townhouses. The location of the cluster stacked townhouses shall be restricted to the eastern portion of 1609 and 1611 Richmond Street, directly abutting the Richmond Street corridor, thereby locating the maximum heights and densities away from the abutting low density residential lands to the south and west. To implement these uses, a maximum net density of 45 units per hectare shall be permitted and the maximum height of the permitted uses shall be regulated by the Zoning By-law.*

Mutual access to Richmond Street may be required through these properties and, if so, it shall be provided for the benefit of all the subject properties identified in this Special Policy.

- b) *For the lands located at 1615, 1619, 1623, and 1627 Richmond Street, the permitted uses shall include apartment buildings and cluster townhouses. The location of the 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. Notwithstanding the density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum net density of 150 units per hectare shall be permitted and a maximum height of four-storeys shall be permitted for the apartment building, subject to the regulations of the Zoning By-law.*

- c) *For the lands located at 1631, 1635, and 1639 Richmond Street, the permitted uses shall include apartment buildings, cluster townhouses, and limited convenience commercial uses on the ground floor of the apartment building which service the day-to-day convenience needs of the residents of the immediate neighbourhood. Any commercial uses must be integrated within the residential apartment building and are not intended to be within a “stand-alone” commercial structure. The exact range of permitted convenience commercial uses shall be specified in the Zoning By-law. The location of the 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 dwelling to the west. Notwithstanding the height and density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum net density of 200 units per hectare and a maximum height of six-storeys shall be permitted for the apartment building, subject to the regulations of the Zoning By-law.*

Mutual access to Richmond Street shall be provided opposite Jacksway Crescent for the benefit of all the subject properties identified in this Special Policy. The construction of below-grade parking shall be required below the apartment building to supplement the surface parking area. 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 coverage requirements.

- d) *For the lands located at 1643, 1649, and **1653 Richmond Street**, the permitted uses shall include apartment buildings and cluster townhouses. The location of the 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 dwelling to the west. Notwithstanding the height and density maximums identified in the general Multi-Family, Medium Density Residential policies, a maximum net density of 200 units per hectare and a maximum height of up to six-storeys shall be permitted for the apartment building subject to the regulations of the Zoning By-law.*

Mutual access to Hillview Boulevard shall be provided through these properties for the benefit of all the subject properties identified in this Special Policy. The construction of below-grade parking shall be required below the apartment building to supplement the surface parking area. 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 coverage requirements.

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**Conceptual Block Development Plan from Richmond Street - Old Masonville
Master Plan and Urban Design Guidelines**

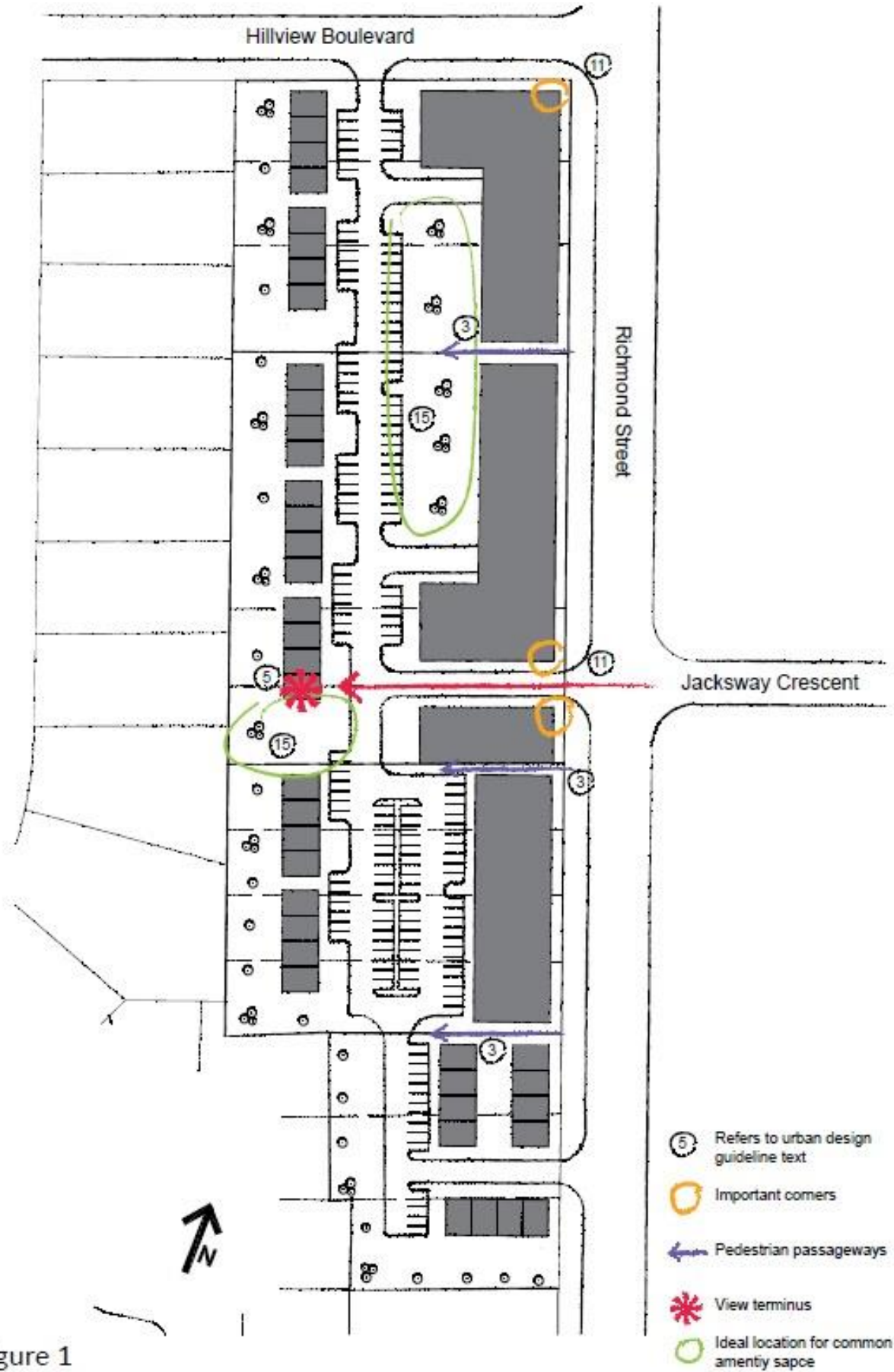


Figure 1

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Old Masonville Master Plan and Urban Design Guideline Guidelines

The following are excerpts from the Richmond Street - Old Masonville Master Plan and Urban Design Guideline guidelines which provided direction for the review of this site plan application.

Building Siting

- Orient buildings along Richmond Street so that Richmond Street façades have multiple visible front entrances to provide an active pedestrian environment.
- Create a defined street wall along Richmond Street by providing building frontage along no less than 75 percent of the eastern property line of the subject lands to support the visual and spatial continuity of the streetscape.
- Provide multiple pedestrian connections into the interior of the subject lands from Richmond Street.
- Provide private rear yard amenity space for the westerly townhouses toward the western property line so that this private rear yard amenity space for the townhouses abuts the private rear yard amenity space of the existing dwellings along Cherokee Road.
- Provide visual interest at the terminus of the driveway directly across from Jacksway Crescent through building location and architectural detail and/or landscape features to provide a visually attractive sightline into the subject lands.

Built Form

- Design building façades to express a defined base proportionally, approximately one third of the height of the building, a middle, and a top to contribute to a human-scaled measured pedestrian environment, conceal roof top mechanical equipment, and provide a visually interesting skyline.
- Break up building massing by employing recesses and projections that are prominent enough to provide visual interest and assist in providing solar protection (see Figure 3 below).
- Use high quality building materials, such as masonry, that are compatible within the context of the existing streetscape.
- Balance the proportion of façade cladding to ensure that there is a minimum of 50 percent glazing on apartment frontages facing Richmond Street and apartment frontages facing Hillview Boulevard.
- Outdoor living spaces of individual living units should be provided in the form of fully- or partially-recessed balconies, consistent with the built form of the multi-storey residential buildings in the neighbourhood, to maximize the privacy of the spaces from the public realm. Where outdoor living spaces cannot be provided, a Juliet balcony should be provided .
- Building corners that are highly visible from the public realm should have a high degree of architectural detail. The built corner at the intersection of Hillview Boulevard and Richmond Street as well as the built corners at the entry to the site across from Jacksway Crescent at Richmond Street require special architectural attention. Other building corners that are visible from the public realm should also be addressed through additional architectural details.

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- Clearly define the first storey of buildings by employing overhead weather protection and using contrasting materials and/or colours to provide a human-scaled environment along Richmond Street and Hillview Boulevard.
- Provide a sensitive transition to the existing structures abutting the subject lands by gradually decreasing the building height from north to south and from east to west within the subject lands (see Figure 2 below).
- Design the westerly townhouses to be compatible in massing and architectural style with the single detached dwellings along Cherokee Road, particularly in providing pitched roofs and exterior masonry cladding.

Site Development

- Provide for residents outdoor common amenity spaces, which are located and designed to maximize potential use.
- Use landscaping to clearly delineate outdoor public and private space and improve pedestrian wayfinding.
- Screen the western and southern property lines with a continuous combination of fencing and dense landscaping to maximize privacy between abutting outdoor uses.
- Preserve existing mature tree coverage within the required rear yard and side yard setbacks along the western and southern perimeters of the subject lands.
- Provide tree cover within the site and along the Richmond Street to provide shade for pedestrians and generally reduce solar gain.

Commercial Uses

- Provide transparent glass along commercial frontages to allow for pedestrians to see into the interior of the buildings and for store employees to provide passive surveillance of the street. A greater proportion of the façade of commercial uses should be composed of transparent glass than that of residential uses.
- Along commercial frontages, provide recessed entrances to reduce conflicts between public and private activities

Additional Council Direction

In addition to these guidelines Municipal Council provided the following further direction at its meeting on October 14, 2014:

“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;”

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Proposed Site Plan and Compliance with Official Plan Policy, Area Guidelines and Councils Additional Direction

The building is located in the northeast corner of the site approximately 0.6 metres from the property lines along Richmond Street and Hillview Boulevard. Entrances are proposed at the northeast corner, south side and west side of the building. Fourteen (14) parking spaces are proposed west of the building. The streetscape along Richmond includes a few planting areas with trees and low shrubs and walkways connecting to the existing sidewalk. Access to the underground parking is proposed with a shared ramp along the south property line.

A cedar hedge is to be located along the west property line to help buffer the impact of the parking area. A privacy fence along the south side of the parking area to offset the noise and lighting impacts on the future development to the south will also be included. A few additional conifers will be added in the grassed area west of the property line to replace the mature trees that were removed. Two street trees are being added along Hillview Boulevard.

No stand alone signage is proposed. Left-out turning movements along Hillview will be restricted with a ½ median requiring existing vehicles to head east, deterring cut-through traffic to the community to the west.

The main driveway to the site will be extended as the properties to the south develop. Easements will be required between all of the properties along this corridor as they develop to ensure that access is shared in perpetuity. Another access is expected to be constructed opposite Jacksway Crescent which will provide more than one point of ingress/egress. That access(opposite Jacksway Crescent) will prohibit left turns onto Richmond Street.

A photometric plan was prepared and details of all external lighting have been provided. The lighting is proposed to be recessed and oriented to the ground and away from existing residential dwellings. One parking lot light standard is proposed (approximately 25' tall) located near the southeast corner of the parking area. The building contains balconies for the residential units.

In addition to restricting left-turns exiting the property, the applicant will be required to construct a left-bound west turn lane into the site. This will necessitate widening the paved area along Hillview Avenue further to the north. Although this will in all likelihood require the removal of some existing boulevard trees along the north side of Hillview, it will assist in addressing traffic congestion at the intersection of Richmond Street and Hillview Avenue. The applicant will be required to enter into a development agreement and post performance security to ensure the completion of all works and.

A separate report will be prepared recommending removal of the removal of the h-5 and h-190 holding provisions once a development agreement has been entered into with the City. The building location, orientation, massing and general design implements the policies of the Official Plan and area guidelines. Staff are generally satisfied that the proposed site plan implements the polices of the Official Plan, area guidelines and Councils direction, subject to satisfying the outstanding items listed below.

Outstanding Items to be Addressed

- Prohibit left turns existing onto Hillview Boulevard with a 1/2 porkchop with signage in accordance with the access management guidelines.
- Add a note to site plan indicating that "no stand alone signage proposed".
- Add a second "no stopping" sign to barrier free ramp & no stopping sign detail to the site plan.
- Add details of all signage proposed (i.e. no left turn)

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- Prepare a reference plan for the road widening dedication 8.76m required along Richmond Street as well as a 6mx6m daylight triangle. Submit a draft reference plan for review by Geomatics prior to having it deposited at the registry office.
- Provide external works drawings for the construction of left turn lane off of Hillview Boulevard and provide pavement marking drawings required.
- Add clusters of shrubs and trees in the green space west of the parking area.
- Consensual tree removals required to remove boulevard trees and shrubs. (Tree #'s 1, 3, 9 and 23 + existing shrubs identified in original Tree preservation plan).

Comments Regarding Building Elevations

- Modify the width of the window bays on the north facade to make them the same width, this would help to balance this facade. Suggest splitting the difference between the two(four) bays as opposed to going to the wider bays.

Public Comments

In response to concerns from area residents regarding increased traffic and vehicles egress to the west via the driveway to Hillview, the applicant has agreed to prohibit left turns onto Hillview as well as construct a westbound left turn lane into the site.

The privacy of the abutting resident is being enhanced with an cedar hedge along the west property line in addition to the existing privacy fence. Additional conifers are proposed west of the parking area to replace the mature trees previously removed. New plantings are also proposed along Hillview and Richmond.

CONCLUSION

The proposed site plan has been reviewed in conjunction with the Provincial Policy Statement; the Official Plan; the Zoning By-law; and other applicable area guidelines and Council directives and is generally considered to be in conformity with the applicable policies and regulations. The proposed building and site changes will maintain the character of the area and comply with the Site Plan Control By-law. The proposed plans represent good land use planning. Consideration of the site plan by the Approval Authority is contingent on the final acceptance of all required drawings and the applicant entering into a development agreement with the City.

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E. Conway
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PREPARED:	REVIEWED BY:
ERIC CONWAY LANDSCAPE PLANNER	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

C:

Richmond Medical Centre Inc.
c/o Laverne Kirkness
Kirkness Consulting INC.
1647 Cedarcrok Crescent
London ON N5X 0C8

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Report - 1653 Richmond Street - SP15-001717 - Final.docx

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

Written

Maureen Anderson – 27 Cherokee Road

Cliff Hardick – 39 Cherokee

Myrna McDermid – 29 Cherokee

William Davis – 256 Cherokee

Elizabeth Harris – 36 Cherokee

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E. Conway
File No: SP15-011783

May 7, 2015
Eric Conway, Landscape Planner
Development Services
City of London, London Ontario
Ref: SP#15-011562 and SP#15-001717 1631-1653 Richmond St.

Dear Mr. Conway:

I am writing on behalf of the Old Masonville Ratepayers Association (“OMRA”) to express our general support for the proposed site plans for the properties at 1631-1649 and 1653 Richmond St.

As you know, this issue dates back to 2004, and after a successful 2009 OMB appeal by the developer, we wanted to ensure that any alternate development was better integrated into the existing neighbourhood composition along Cherokee Blvd., to include increased setback and retention of more of the mature vegetation on the site. The neighbourhood also wanted to ensure that the units were not identical five bedroom units, as permitted by the OMB ruling, but rather a mix of 1, 2, and 3 (max) bedroom units, thereby enabling a more varied resident base. These current site plans align well with those requirements.

As you heard at the Community Meeting hosted by the developers on April 16th there remain a few outstanding issues, which are summarized as follows:

- To enable reduction of the traffic impact on our neighbourhood, it is our expectation that “left outs” from the site onto Hillview will be prohibited. As well, while not shown on the site plans, it is our understanding that a new dedicated “left in” lane from Hillview to the development will be a requirement and will be funded by the developers.
- As part of the rezoning of the 1643/49 properties there remains a holding provision requiring an updated traffic impact study. As of this date, we have not seen that study. It is our expectation that it will be included in the Report going forward, since it is a requirement of this site plan being approved. We reserve the right to recommend other traffic calming measures, once the study is published.
- We are now in receipt of the UDPRP recommendations dated April 15th and fully support those recommendations. Of particular note is the observation that the Richmond elevations look more “suburban commercial” than “urban residential.” We certainly support a more residential look similar to what was proposed by the previous owner/developer as documented in the Dec 2011/Jan 2012 Reports to the PEC.
- As discussed at the April 16th meeting we would request a provision to ensure new privacy fencing be installed along the west lot lines bordering on Cherokee, particularly in those locations where the existing landscaping does not adequately support privacy.
- Also as discussed at the April 16th we request the prohibition of any garbage holding facilities along the rear lot lines.
- Other elements of the UDPRP report to be emphasized include
 - a. reducing parking to the minimum requirement. To achieve this the indoor underground parking should be maximized as required by the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines document;
 - b. Rejection of the two building alternative and rejection of the minor variance to achieve a one building design;
 - c. Rejection of a differentially pitched roof on the rear townhomes, so as to minimize the large blank roof line on the west elevation;
 - d. Enhanced landscaping throughout the development including along the southern lot line.We will be attending the public participation component of the May 19th PEC Meeting, and will be available at that time to explain our rationale and position on these site plans.

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E. Conway
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Sincerely,
Bill Davis
President, Old Masonville Ratepayers' Association
cc. Josh Morgan, Councillor Ward 7