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E. Conway
File No: SP15-011562

TO:	CHAIR AND MEMBERS – PLANNING & ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 1635 RICHMOND (LONDON) CORPORATION RISE REAL ESTATE INC. 1631, 1635, 1639, 1643 AND 1649 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 1635 Richmond (London) Corporation Rise Real Estate Inc. relating to the properties located at 1631, 1635, 1639, 1643 and 1649 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 two apartment buildings with 242 residential units, each six storeys in height and 18 townhouse units in five blocks; 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 two apartment buildings, each six storeys in height and 18 townhouse units in five blocks.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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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 Hillview 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) — 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 to permit the development of multiple attached dwellings such as row houses or cluster houses

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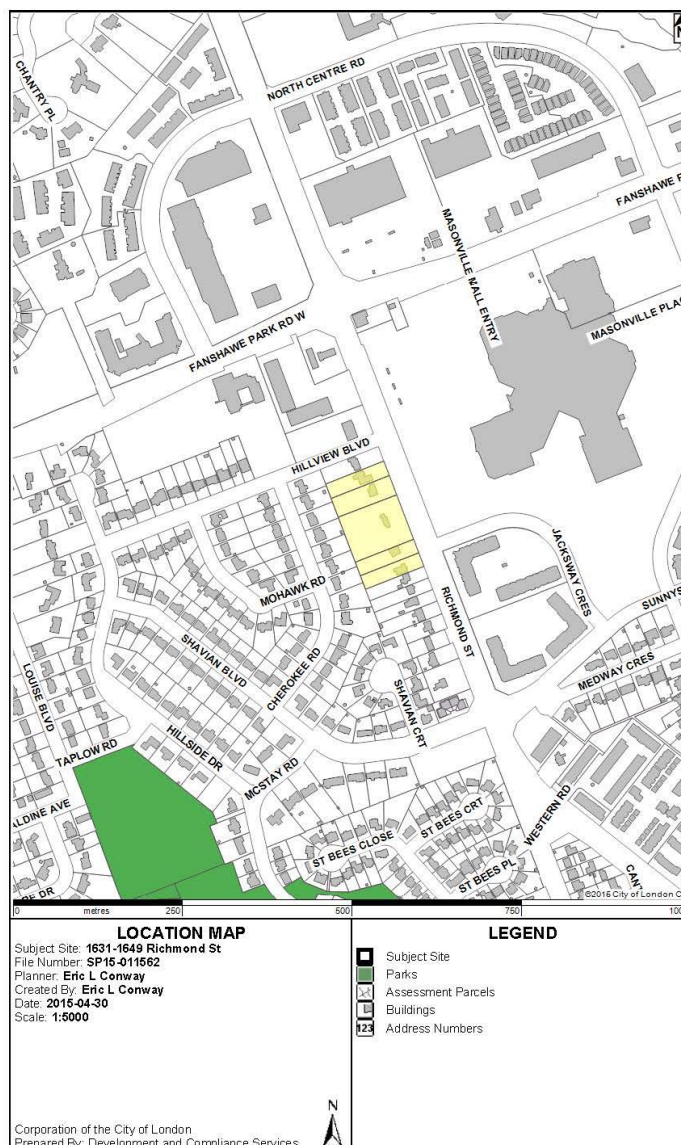
and mid-rise apartment buildings with a convenience commercial component. These amendments were subsequently approved by Council on January 28, 2014.

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.

APPLICATION DETAILS

Date Application Accepted: April 2, 2015	Agent: Ira Kagan (Kagan Shastri Lawyers)
REQUESTED ACTION: Approval of an application for Site Plan Approval for the construction of a two apartment buildings, each six storeys in height and 18 townhouse units in five blocks.	

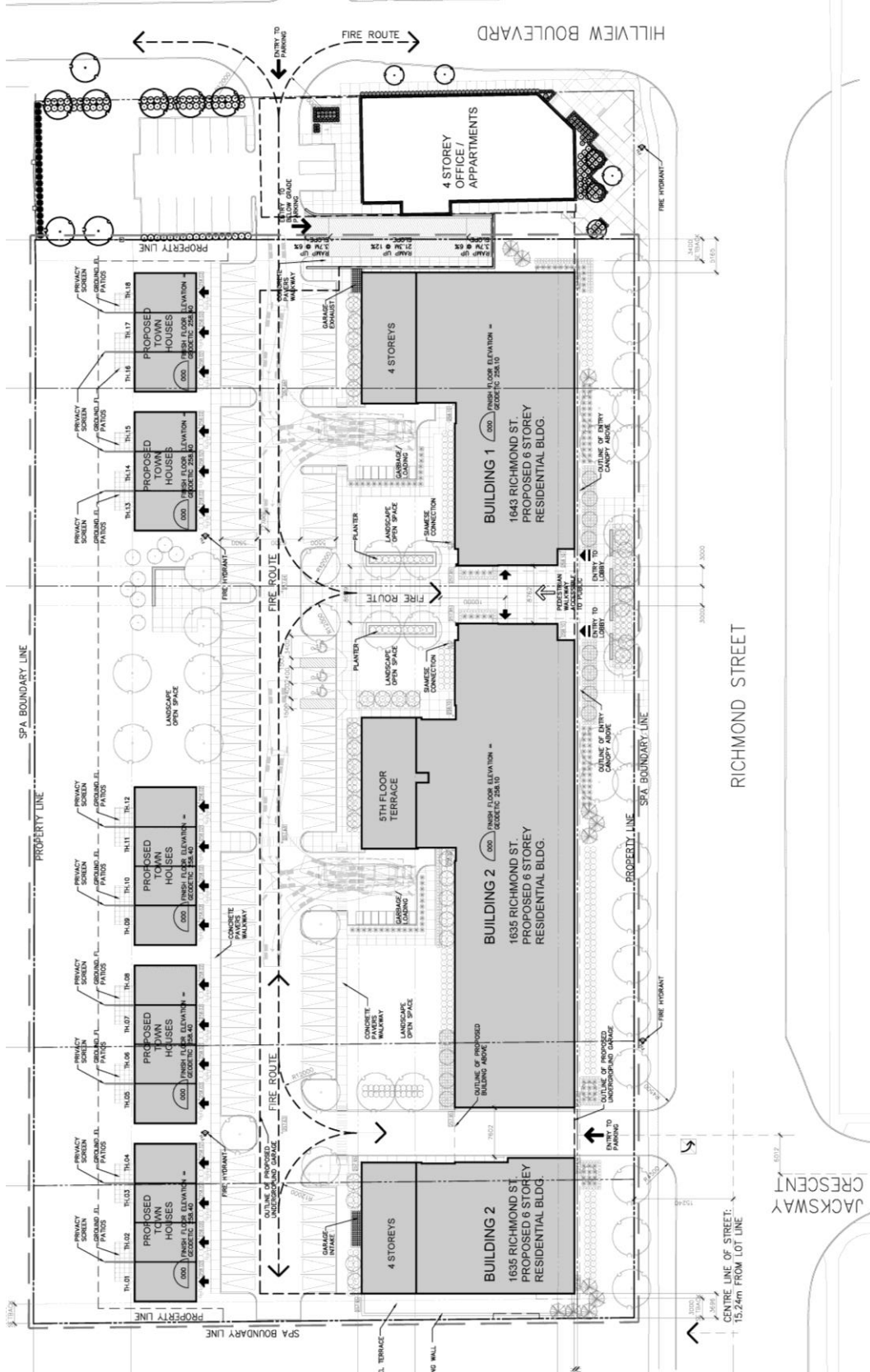
Location Map



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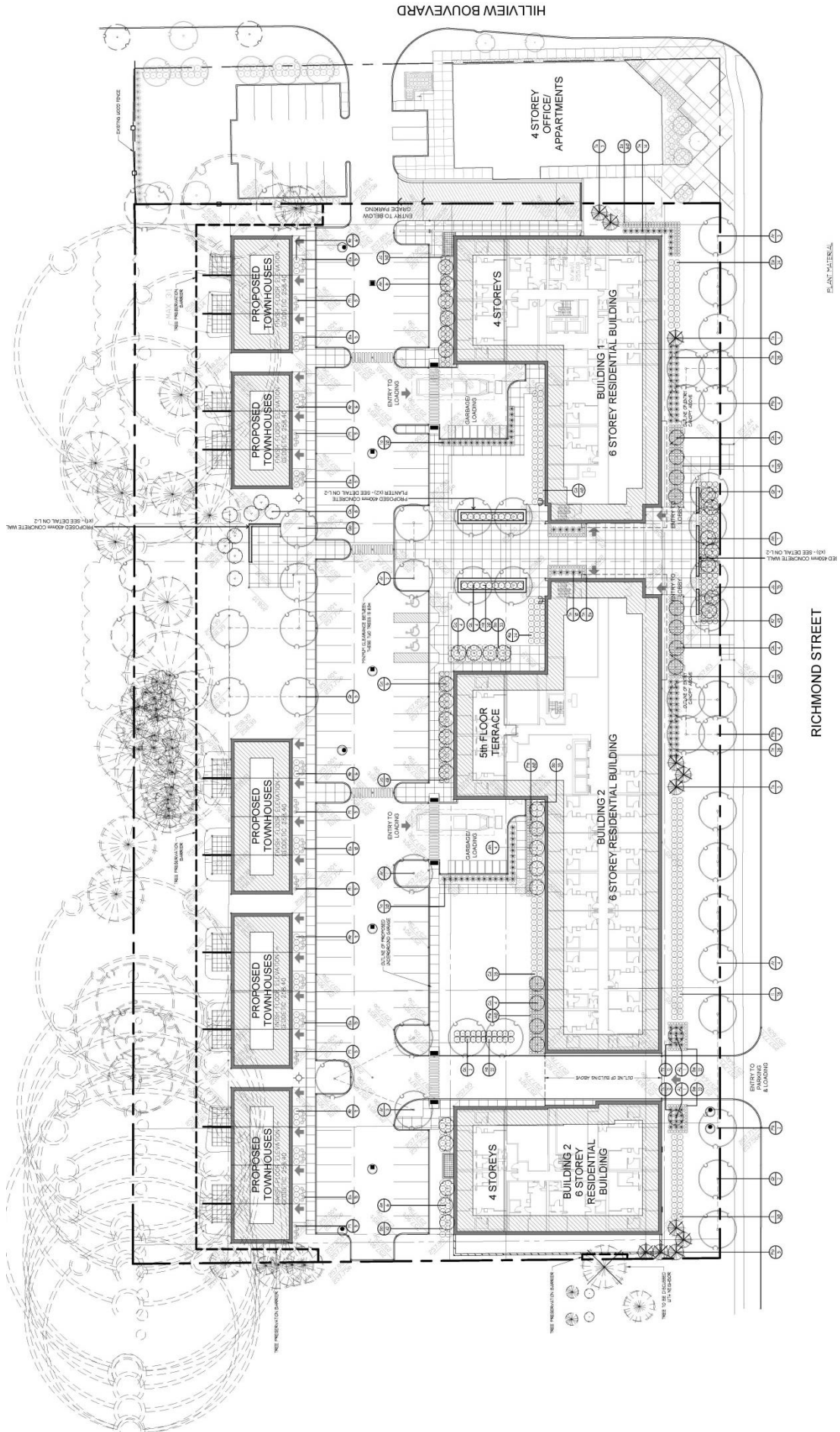
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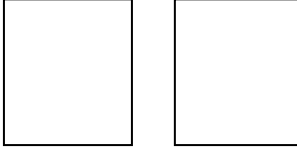


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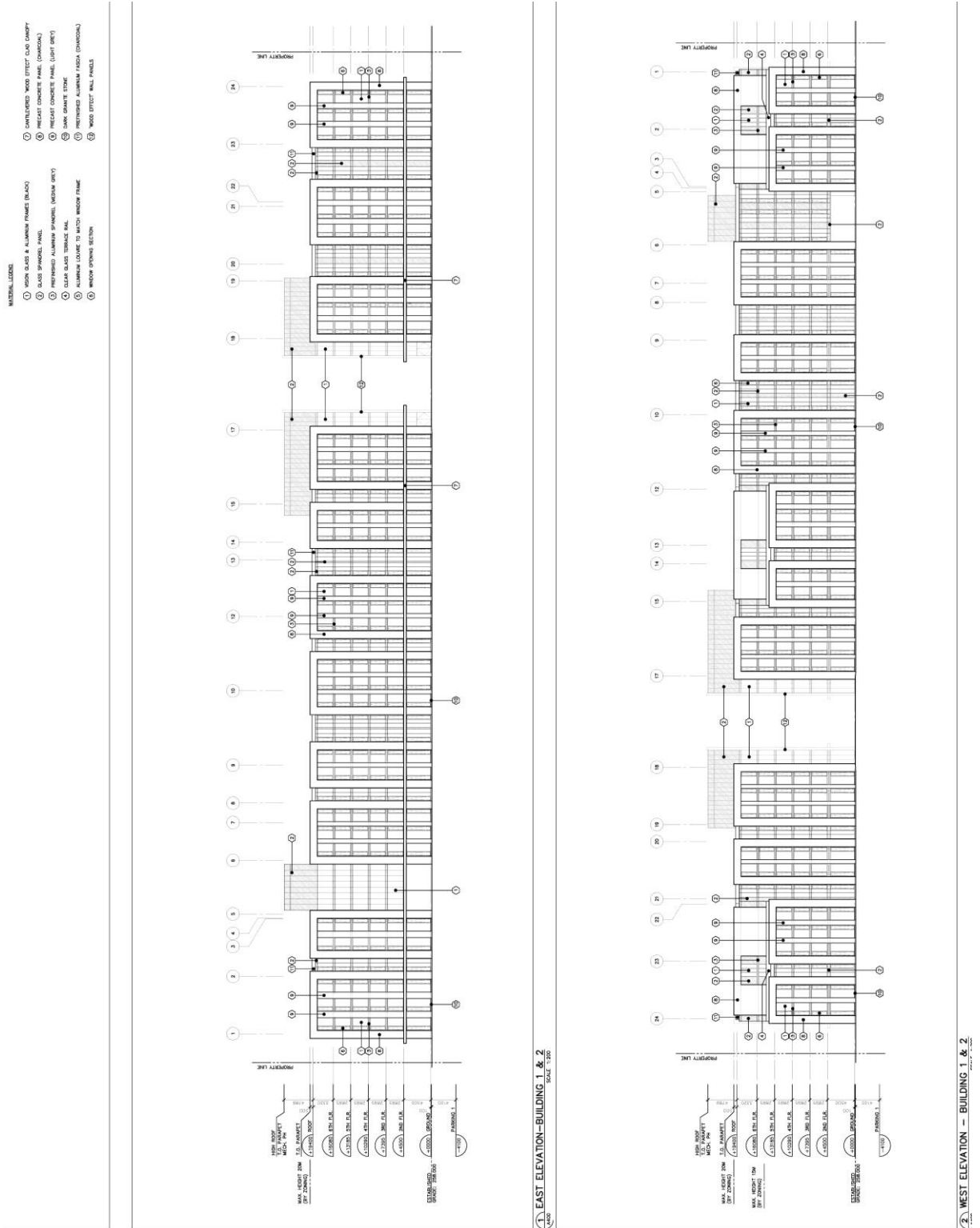
Landscape Plan



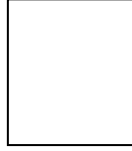


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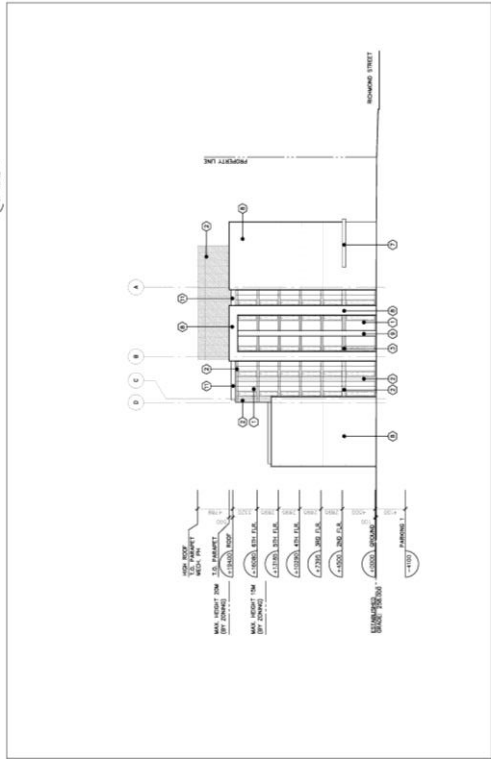
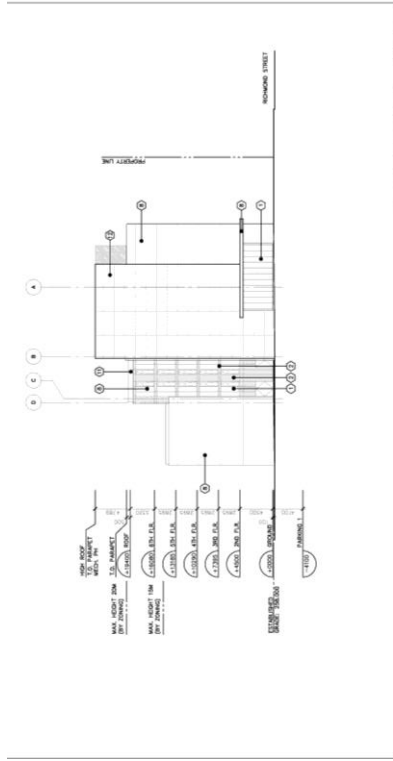
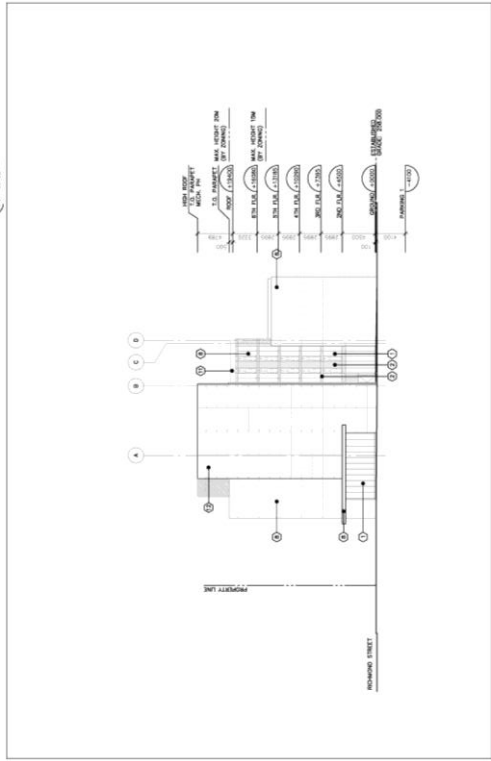
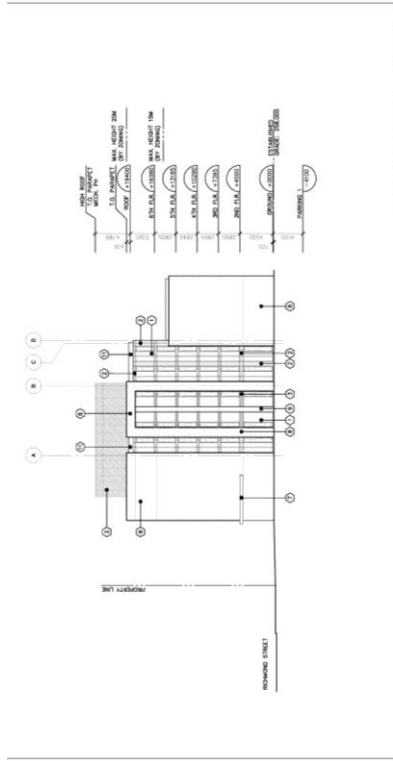
East and West Building Elevations - Apartment Buildings



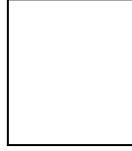
North and South Building Elevations - Apartment Buildings



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Townhouse Elevations



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Rendering along Richmond Street

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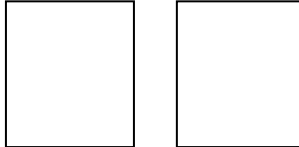
Rendering of

Proposed

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Townhouses





SITE CHARACTERISTICS
<p>Current Land Use: Single Family Residential (five total) Frontage: Approximately 167 m (from 1631-1649 Richmond) Depth: Approximately 92 m Area: Approximately 15416 m² Shape: Rectangular</p>

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

<p>OFFICIAL PLAN DESIGNATION: Multi Family Medium Density Residential</p>
<p>EXISTING ZONING:</p> <p>1643 and 1649 Richmond Street - h-5*h-55*h-190*R9-7(23)</p> <p>1631, 1635, and 1639 Richmond Street – h-5*h-164*R9-7(20)/CC4(3)</p> <p>The site is divided into two zones as listed above. Both zones permit cluster townhouses, apartment buildings, senior citizen apartment buildings and continuum of care facilities which at a density of 200 units per hectare including a maximum of 18 townhouse units between both zones. Both zones contain specific regulation for building siting and massing according to use. Portions of the property with the CC4(3) zone are also permitted limited commercial uses within an apartment building without a drive through facility, including convenience services establishments, convenience stores, financial institutions, personal service establishments, restaurant, take out with a maximum total gross floor area of all commercial uses of 200 sq m and each with a maximum gross floor are of up to 100 sq m.</p> <p>The zones on this site require the apartment building to be sited within 3 m of the property line of Richmond and prohibit any buildings within 15 m of the west property line. The zone also contains regulations limiting the height of the townhouse buildings to 9.5 m and the height of the apartment buildings to 25 m within 20.0 m of Richmond Street, limiting the height to 15.0 m beyond 25.0 m of Richmond Street and prohibiting the apartment buildings to be constructed within 50.0 m from the west property line.</p> <p>This site contains four holding provisions requiring; a public site plan meeting before the Planning and Environment Committee (PEC); that a traffic impact study for the entire site is to be completed prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads and roadway improvements required to accommodate this development; and 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.</p> <p>h-5 Purpose: 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.</p>

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h-55 Purpose: To ensure the appropriate development of the site and limit the impact of the development on the existing roadways, a traffic impact study for the entire site is to be completed prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads and roadway improvements required to accommodate this development. The "h-55 " symbol shall be deleted upon the acceptance of the traffic study by the City of London.(Z.-1-041295)

h-164 Purpose: To ensure that the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines, established through the Official Plan and Zoning amendment review process, are implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates the concepts and urban design principles identified in the Master Plan and Urban Design Guidelines to the satisfaction of the Director, Land Use Planning and City Planner prior to the removal of the h-164 symbol.

h-190 - 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-190 symbol. (Z.-1-142355)

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 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 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.

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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.

On October 15, 2014 Municipal Council approved a zoning by-law amendment (requested by Richmond Medical Inc-the current Site Plan applicant) 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.

On February 4, 2015 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.

BACKGROUND

PUBLIC LIAISON:	<p>April 16, Neighbourhood meeting hosted by the applicant and neighbouring developer. Area residents within 120 m of the subject sites were notified by letter dated April 1, 2015.</p> <p>April 24, 2015, a Notice of Site Plan Application letter was sent to area residents within 120 m of the subject site.</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>
<p>Nature of Liaison:</p> <p>Consideration of the Site Plan will result in the construction of two apartment buildings, each six storeys in height with a total of 295 residential units and four townhouse blocks containing a total of 18 units. The applicant is also considering a one building design for the site that would require minor variances for interior yard setbacks and would increase the number of units from 295 units to 305 units in the apartment building. A minor variance application will be required if this option is pursued.</p> <p>The current zoning of the site is a Holding Residential R9 Special Provision (h-5*h-55*h-190*R9-7(20) and h-5*h-164* *R9-7(23)/CC4(3) Zone which permits both apartments building at a density of 200 units per hectare including a maximum of 18 townhouse units between both zones and limited commercial uses within the apartment building without a drive through facility, including convenience services establishments, convenience stores, financial institutions, personal service establishments, restaurant, take out with a maximum total gross floor area of all commercial uses of 200 sq m and each with a maximum gross floor are of up to 100 sq m. It being noted that the maximum density of 200 units per hectare permits up to 348 units for this site.</p>		

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The zones on this site require the apartment building to be sited within 3 m of the property line of Richmond and prohibit any buildings within 15 m of the west property line. The zone also contains regulations limiting the height of the townhouse buildings to 9.5 m and the height of the apartment buildings to 25 m within 20.0 m of Richmond Street, limiting the height to 15.0 m beyond 25.0 m of Richmond Street and prohibiting the apartment buildings to be constructed within 50.0 m from the west property line.

This site contains three holding provisions requiring; a public site plan meeting before the Planning and Environment Committee (PEC); that a traffic impact study for the entire site is to be completed prior to site plan approval to determine the location and number of access points, the traffic impact on surrounding roads and roadway improvements required to accommodate this development; and 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 not in keeping with the character of the area
- Increased traffic congestion along Hillview and the community as a whole
- Consideration for a drop-off along Richmond Street
- Location of garbage collection areas
- Concerns over the elevated terraces

ANALYSIS

General Description of the Site Plan

The proposal is for two, six storey apartment buildings situated along Richmond Street and 18 townhouse units in five (5) separate blocks located 15 metres from the west boundary. The southern apartment building is proposed with a vehicular access near the intersection of Jacksway Crescent and Richmond Street with the second through sixth floor continuous across the driveway. A common internal driveway is proposed with the property to the north (1653 Richmond) providing a second access to Hillview Boulevard. The driveway will eventually continue to the south when the adjacent properties redevelop. Surface parking is proposed along the main driveway and 170 underground parking spaces are proposed to provide the required amount of parking. The access ramp to the underground parking is to be shared with 1653 Richmond Street.

The site is a consolidation of five large single family lots. These lots contain several mature trees. The current proposal minimizes site development west of the proposed townhouses allowing the preservation of most of the mature vegetation located west of the townhouses. Some arboricultural work is proposed to remove several dead branches and prune the retained vegetation in accordance with good practices. Trees in poor condition are proposed to be removed.

A single pedestrian entrance to Richmond Street is proposed for each building located at the northeast corner of the southern apartment building and at the southeast corner of the northern apartment building. A main pedestrian connection to the rear of the site is provided between the two apartment buildings, adjacent to the entrances on Richmond. Unprogrammed amenity areas are proposed along the rear of the apartment buildings and between some of the townhouse blocks.

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Zoning of the Site



Does the Site Plan Comply with Current Zoning?

This site is divided into two separate zones as illustrated below.

The properties addressed as 1643 and 1649 Richmond Street are zoned h-5*h-55*h-190*R9-7(23). This zone permits apartment buildings (up to 200 units per hectare) and cluster townhouses. This zone has specific regulations prohibiting the apartment building to be constructed with 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 and only permitted to be 17 m tall after the first 25 m from Richmond Street. This zone also prohibits anything other than landscape open space within 15 m of the west property line. The number of townhouses is restricted to six maximum with no more than four per townhouse block.

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.

The properties addressed as 1631, 1635, and 1639 are zoned h-5*h-164*R9-7*(20)/CC4(3). This zone permits apartment buildings, senior citizen apartment buildings, continuum-of-care facilities and cluster townhouses (up to 200 units per hectare) as well as take out restaurants

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(without a drive-through facility) within an apartment building up to a total gross floor area of 200 sq m with individual units not exceeding 100 sq m. This zone has specific regulations prohibiting the apartment building to be constructed with 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 zone boundary or northern zone. The building may be up to 20 metres in height within 25 metres of Richmond Street and only permitted to be 15 m tall after the first 25 m from Richmond Street. This zone also prohibits anything other than landscape open space within 15 m of the west property line. The properties are also restricted to 12 townhouse units with a maximum of 4 per townhouse block.

The h-164 holding provision is to ensure that the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines, established through the Official Plan and Zoning amendment review process, are implemented, and that a development agreement be entered into which ensures that future development of these lands incorporates the concepts and urban design principles identified in the Master Plan and Urban Design Guidelines to the satisfaction of the Director, Land Use Planning and City Planner prior to the removal of the h-164 symbol.

Prior to any approvals of the plans, the building designs will have to comply with current zoning. The applicant is actively considering revised floor plans that will increase the total units currently proposed. Vehicular parking is required at a rate of 0.8 parking spaces per unit and bicycle parking is required at a rate of 0.75 per unit. Both zones permit a lot coverage of up to 45% maximum.

Prior to recommending the removal of any of the holding provisions, a public site plan meeting is required, an updated traffic impact assessment is required and a revised building design is required 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 are implemented to the satisfaction of the City Planner.

The current proposal conforms to the quantitative regulations within the Zoning By-law but revisions to the building design are required and they must also adhere to the zone requirements listed above.

One Building Consideration

At the time the application was submitted, the applicant was considering pursuing a single apartment building design. The proposal was to have one continuous building along Richmond Street. This would have required minor variances for reduced interior yard setback. This proposal was presented at the neighbourhood meeting on April 16th with area residents. Based on feedback from staff and the Urban Design Peer Review Panel, the applicant has indicated they no longer wish to pursue a one apartment building design.

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

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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:

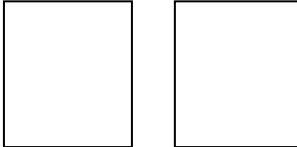
- a) *For the lands located at 1643 and 1649 Richmond Street, the permitted uses shall include cluster townhouses and apartment buildings, and non-residential uses shall be directed to lands to the north. For the lands located at 1653 Richmond Street, the permitted uses shall include apartment buildings 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 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:*



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- 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 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.*

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- *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:

- 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*

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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**

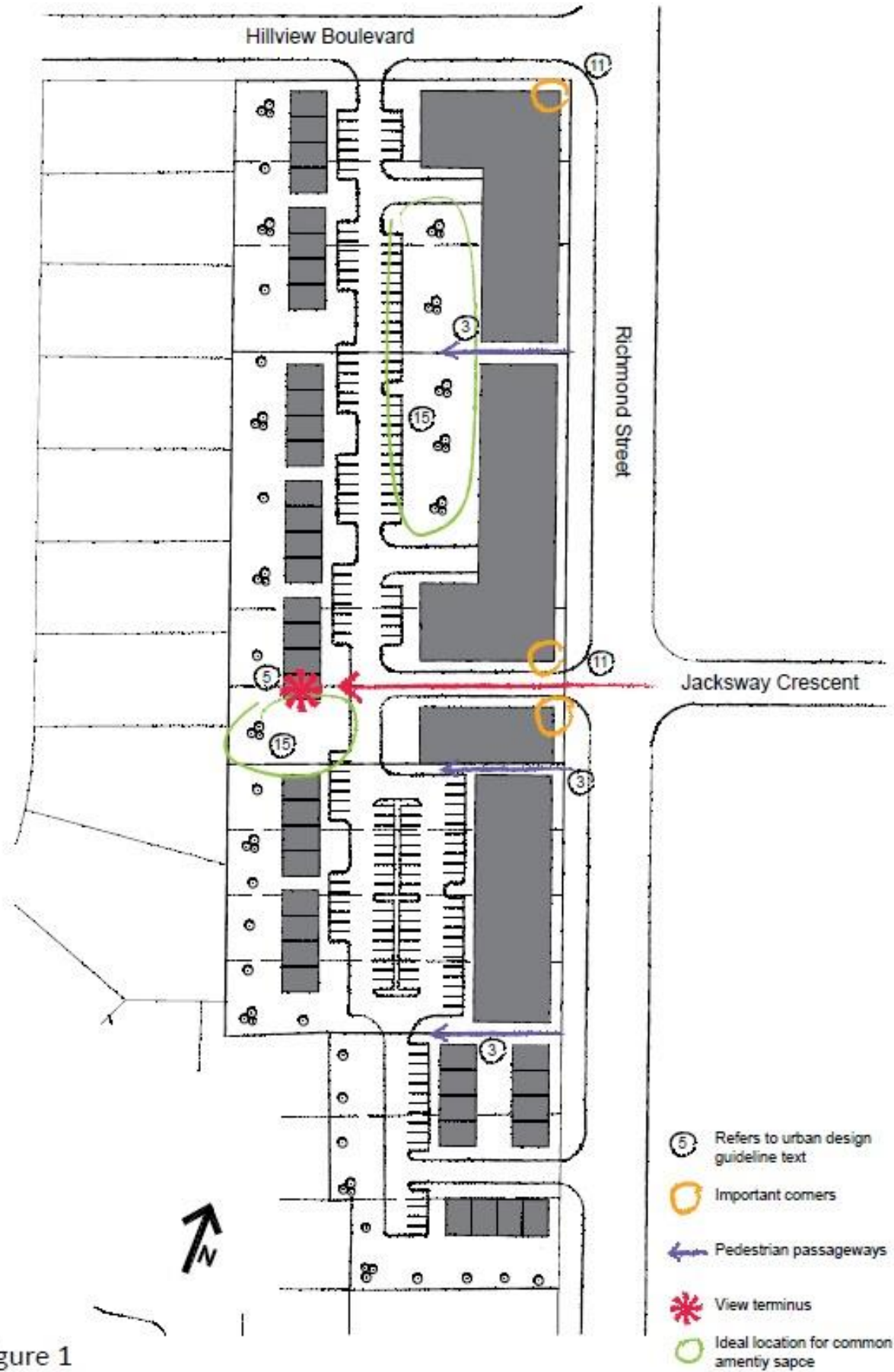


Figure 1

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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

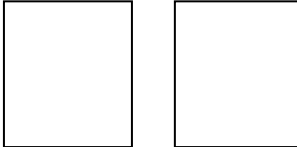
- Provide transparent glass along commercial frontages to allow for pedestrians to see into the interior of the buildings and for store employees to provide passive surveillance of the street. A greater proportion of the façade of commercial uses should be composed of transparent glass than that of residential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

Comments from the Urban Design Peer Review Panel

The proposed mid-rise, multi-family residential development will change the neighbourhood character of the Masonville Neighbourhood significantly and as intended given its prominent location on Richmond Street across from Masonville Mall; and, in keeping with the urban design objectives of the “Richmond Street - Old Masonville Master Plan and Urban Design Guidelines”.

Two development schemes are proposed: Scheme 1 for two buildings facing Richmond Street as intended by the current site zoning and as addressed in the noted master plan and urban design guidelines; Scheme 2 for one building to fill the approximately 140 metres/450 feet of Richmond Street frontage resulting in a similar internal linear circulation distance.

Scheme 2, the one-building-at-Richmond-Street development scheme is not supported. Further to this, the minor variance contemplated by the developer to facilitate Scheme 2 would not be ‘minor’. It would be a fundamental change to the intent of the current zoning: to avoid just such a



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building mass as would result from the contemplated one-building design extending over 140 metres. The rest of this review applies to Scheme 1, the two-building scheme.

Site Planning

The proposed site plan works well for vehicles but not so well for pedestrians. Residents, especially students heading to or returning from Western University will use the south driveway through Building 2 to get to Richmond Street rather than the more northerly, purpose-designed pedestrian walkway between Buildings 1 and 2. It is recommended that the width of the southerly driveway be reduced to 6 metres allowing for a dedicated walkway through Building 2. Consider a concrete driveway entrance/exit at sidewalk height rather than curb radii to avoid a change in the public sidewalk elevation. A lay-by is justified to facilitate pick-ups and drop-offs on Richmond Street given the extensive site frontage. 148 parking spaces are required; 181 are proposed. A reduction in parking is recommended to improve the internal landscape by allowing for more trees and groundcover especially in front of the townhouses of structure.

Building Architecture

The townhouse architecture is strong generally though the differentially pitched roof detracts from the simple, contemporary aesthetic. A pitched roof is an unnecessary reference to the residential buildings west of the site.

As with the townhouses, a simple, contemporary aesthetic is appropriate to Buildings 1 and 2; however, the resulting design could be described as suburban commercial rather than urban residential. This results from three design details:

1. repeated use of full building height, precast forms with glass wall infill and glass connecting walls;
2. no balconies and thus no surface relief and no contribution to the public realm;
3. no ground floor access to ground floor units from Richmond Street to enliven the building exterior and connect the building to the street in keeping with applicable local and city-wide urban design guidelines while also making building access more convenient, attractive and practical for ground-floor residents.

The continuous façade of Building 2 could be relieved to good effect by an indent facing Jacksway. This would also have the beneficial potential to allow for direct or indirect natural light to the upper level corridors.

The proposed continuous canopy element used to reinforce a sense of a ‘base’ for the building is discouraged as it tends to reinforce the building’s length negatively. Discrete, integrated canopies at entrances would be beneficial to the comfort of residents and visitors while also contributing to way finding and thus accessibility.

The proposed P1 Level ‘terrace’ at the south end of Building 2 is a 4 metre deep hole essentially making its value as a ‘terrace’ questionable. As well, the ‘terrace’ extends beyond the 3 metre setback line resulting in no space for planting at the south property line in contravention of Official Plan policy requiring landscape screening.

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Landscape Design

As mentioned, there is no room for landscape screening on the south property line adjacent to Building 2. Further to that, the south property line is devoid of planting except where there is existing vegetation in contravention of OP policy requiring landscape screening.

There is space between the proposed townhouses to accommodate planting. This would improve the residential quality of the site. In relation to 2.3 above, removing at least 9 nine parking spaces to accommodate trees and ground cover would result in a better internal residential landscape.

There appears to be no provision for landscape on structure with the exception of the planters beside the pedestrian walkway from Richmond Street. An appropriate soil/growing medium volume to support specified plant material on structure is required.

The noted "landscape open space[s]" require further consideration. The number and range of potential residents necessitates programmable spaces to accommodate a range of uses as well as an area designed to accommodate children's play.

Consider a secure bicycle rack in a public area for visitor's bicycles.

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;"

In addition to these guidelines Municipal Council also provided the following further direction at its meeting on January 28, 2014 regarding the properties at 1631, 1635, 1639:

- (i) *The Site Plan Approval Authority **BE REQUESTED** to consider, through the site plan approval process, that development of the properties located at 1631, 1635 and 1639 Richmond Street be consistent with the Site Plan and Elevation Drawings attached hereto as Appendix "I" to this report.*

A complete set of the images attached as Appendix I to the January 14, 2014 report are attached to this report as Schedule A.

Current Site Plan

The following are a summary of staff's comments to the applicant regarding the current site plan:

- Remove elevated terraces overlooking townhouses.

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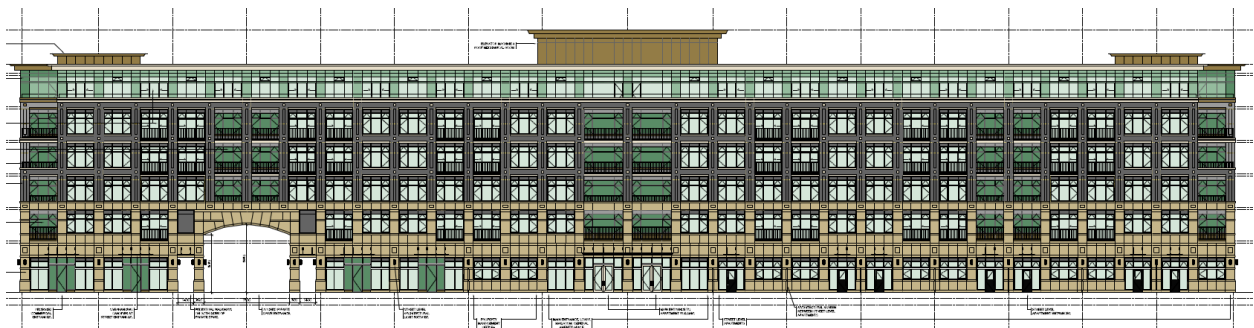
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- Revise access location on Richmond to be aligned with Jacksway. The Richmond St access is to be restricted to right in, left in and right out in accordance with Exhibit 2-2 in the Access Management Guideline.
- Provide pedestrian walkways along vehicular access from Richmond by widening the proposed driveway/porticos generally in accordance with the previous concept attached to the amending Zoning by-law. The original concepts provide separate pedestrian entrances parallel with the drive aisle and the volume of the entrance is two stories along Richmond. Include walkways on both sides of the vehicular entrance to provide multiple pedestrian access point into the interior of the site.
- Provide balconies along Richmond Street frontage.
- Provide ground level entrances to apartment units along Richmond Street and utilize landscaping and hardscaping along the Richmond St. frontage and in between the buildings to provide a pedestrian oriented streetscape that is urban in character.
- Provide a focal point at the view terminus under the archway opposite from Jacksway Cres by widening the landscape island with ornamental plantings.
- Provide an updated Traffic Impact Assessment. If other external improvements are warranted by the TIA (forthcoming), external work plans will be required. Access to Richmond Street will require the construction of a centre median south of the driveway along Richmond and the inclusion of a ½ pork-chop at the egress of the driveway to prohibit left-outs.
- The access to Hillview (on 1653 Richmond Street) will prohibit left-outs and require the construction of a westbound left turn lane.
- Provide a landscape feature at the terminus of the vehicular entrance on Richmond and provide landscape islands within surface parking areas.

General Building Design Comments

1631, 1635, 1639 Richmond Street

- Development on these properties is subject to the *Richmond Street - Old Masonville Master Plan and Urban Design Guidelines* as well as a Council resolution dated January 11, 2012 stating that the building should be consistent with the following elevation.



- The building is to have a residential character and include brick and stone masonry.
- Incorporate recessed balconies into the east elevation of the building to break up the long flat facade and add to the residential character.

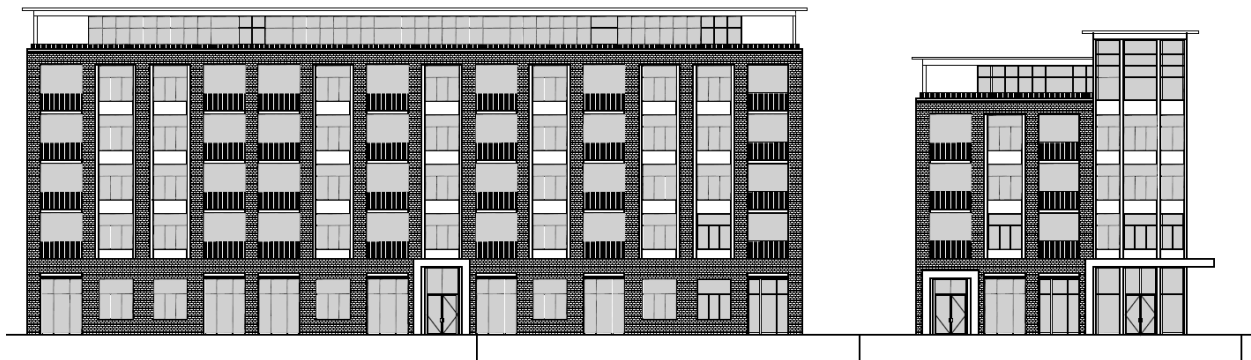
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- Provide multiple entrances on the ground level of the east facade with direct access to the public sidewalk.
- Differentiate the base of the building with material and architectural change, canopies and higher proportions of glazing on common area portions.
- The vehicular entrance opposite Jacksway Cres should act as a focal point by incorporating architectural detail and being 2 stories in height.

1643, 1649, Richmond Street

- Development on these properties is subject to the *Richmond Street - Old Masonville Master Plan and Urban Design Guidelines* as well as a Council resolution dated October 15, 2014 stating that the building should be consistent with the following conceptual elevation.



- The massing, proportions and architectural style of the building should complement and be compatible with the corner building at 1653 Richmond St.
- The building is to have a residential character and include brick masonry.
- Incorporate recessed balconies into the east elevation of the building to break up the long flat facade and add to the residential character.
- Provide multiple entrances on the ground level of the east facade with direct access to the public sidewalk.

Specific Site Planning Comments

- Relocate external waste collection areas from open areas between townhouses units.
- Road widening dedication along the Richmond St frontage measured 24 m from the centre line of the street. Prepare a reference plan for road widening dedication.
- Remove retaining wall from road allowance.
- Remove some of the parking spaces in the northeast parking area and relocate the retaining wall to provide a pedestrian landing area prior to crossing the ramp to the underground parking area.
- Provide privacy fencing along west property boundary unless specific request from neighbours submitted otherwise.
- Add conifers along west property line where there are gaps in the existing vegetation to aid in buffering existing single family residences to the west.

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- Add plant materials on the south side of the southern building and remove basement units. Add temporary privacy fencing along south property line along the rear yard of the single family home “to be removed when property to the south substantially redevelops”.
- Provide privacy fencing along west property unless specific request from neighbours submitted otherwise.
- Easements required for shared used and maintenance of driveway and access.
- Provide exterior covered bicycle parking for visitors.
- Tree planting along the boulevard should be brought closer to the road, 1-1.5m behind the sidewalk to create more shade tree presence along the street using only large shade trees (Red Maples being considered medium trees) as there are no overhead hydro lines to impede vertical growth.
- Add additional conifers along west property line where gaps in the existing vegetation permit.
- Provide a landscape feature at the terminus of the vehicular entrance on Richmond
- Revise plans to preserve mature trees near the south property line by removing the basement apartments and minimizing grading impacts.

Summary of Staff Comments

The applicant has agreed to implement most of the comments listed above. Staff believe that the comments above adequately address the purpose and intent of Official Plan Policy, the area guidelines, Councils additional direction, the site plan design manual and concerns raised by area residents. See final Outstanding Matters for Discussion (below) for a synopsis on the outstanding design matters to be addressed.

Outstanding Matters for Discussion

Many of the objectives of the area design guidelines have been achieved through the current proposal. However, four (4) significant design matters remain to be addressed:

- a. Providing ground level entrances to at grade units along Richmond Street
- b. Providing Balconies along Richmond Street
- c. Use of masonry building materials compatible within the context of the existing streetscape
- d. Prominence and location of covered access to Richmond Street

The current contemporary proposal is architecturally a very different building than what was previously endorsed by Council. Staff will continue to work with the applicant to achieve a revised building design that is more consistent with Schedule A (which was attached to the Zoning By-law from the Council Resolution dated January 28, 2014).

The applicant has expressed concerns over the number of ground level entrances required along Richmond Street. They have also expressed opposition to providing balconies along Richmond Street. The absence of both elements detracts from the residential design of the building and is generally unsupportable. Staff look forward working with the applicant to achieve a building design that is more consistent with the previous concept reviewed and endorsed by Council through the Zoning By-law amendment and Official Plan amendment process.

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The current proposal does not have the proposed vehicular access aligned with Jacksway Crescent. This driveway must be aligned with Jacksway Crescent to avoid turning conflicts at this intersection. The Traffic Impact Assessment (TIA) previously prepared for this area recommended restricting egress from the site to southbound only but to permit northbound left turns into the site. The location of the access also acts as a visual terminus at the end of Jacksway Cres. The previously endorsed building elevations provide for the two-storey archway as illustrated on Schedule A. This is a main architectural feature within the overall composition of the building and improvements continue to be discussed throughout the review process.

CONCLUSION

The proposed site plan has been reviewed against, the Provincial Policy Statement and the relevant Official Plan policies, area guidelines and the Site Plan Control Area By-law and is considered to be generally in conformity with these policies and regulations. Staff will continue to work with the applicant to achieve a building design that is more in keeping with Schedule A (attached to this report). It is anticipated that the building design will change but the general siting, massing and scale will remain consistent. Staff will continue to work with the applicant to ensure façade improvements such as revisions to the proposed materials and providing ground level entrances to at grade units and balconies for upper units along Richmond Street are provided which will contribute to the residential character of the building and surrounding area.

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:
1635 Richmond (London) Corporation
c/o Brooklyn Contracting Inc.
611 Tradewind Dr. Suite 200
Ancaster, ON, L9G 4V5

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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: SP15-011562

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

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will be available at that time to explain our rationale and position on these site plans.

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

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E. Conway
File No: SP15-011562

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File: OZ-7965
Planner: Mike Davis

Appendix "I"

1631, 1635, and 1639 Richmond Street – Apartment Building (East Elevation)



KYLE ENGLAND CONSULTING
166 ATLAS AVENUE
TORONTO, ONTARIO
M5C 3P5
416 653 6353

1631, 1635 & 1639 RICHMOND STREET
LONDON ON
(MR. FARID METWALLY)
PROJECT NO: 1107

DATE: NOVEMBER 28, 2011
SCALE: 1:150

APARTMENT ELEVATIONS
FRONT (EAST)
APT_A201

Agenda Item # Page #

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E. Conway
File No: SP15-011562

Agenda Item # Page #

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File: OZ-7965
Planner: Mike Davis

Appendix "I"

1631, 1635, and 1639 Richmond Street – Apartment Building (West Elevation)

KYLE ENGLAND CONSULTING
186 ATLAS AVENUE
TORONTO, ONTARIO
M5C 3P5
416 653 6353

1631, 1635 & 1639 RICHMOND STREET
LONDON, ON
(MR. FARID MEHWALI)
PROJECT NO: 1107

DATE: NOVEMBER 28, 2011
SCALE: 1:150

APARTMENT ELEVATIONS
REAR (WEST)
APT_A203



Agenda Item # Page #

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E. Conway
File No: SP15-011562

Agenda Item # Page #

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File: OZ-7965
Planner: Mike Davis

Appendix "I"

1631, 1635, and 1639 Richmond Street – Apartment Building (South Elevation)

KYLE ENGLAND CONSULTING
186 ATLAS AVENUE
TORONTO, ONTARIO
M5C 3P5
416 653 6353

1631, 1635 & 1639 RICHMOND STREET
LONDON, ON
(MR. FARID MEHWALI)
PROJECT NO: 1107

DATE: NOVEMBER 28, 2011
SCALE: 1:150

APARTMENT ELEVATIONS
SOUTH SIDE
APT_A202



Agenda Item # Page #

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E. Conway
File No: SP15-011562

Agenda Item # Page #

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File: OZ-7965
Planner: Mike Davis

Appendix "I"

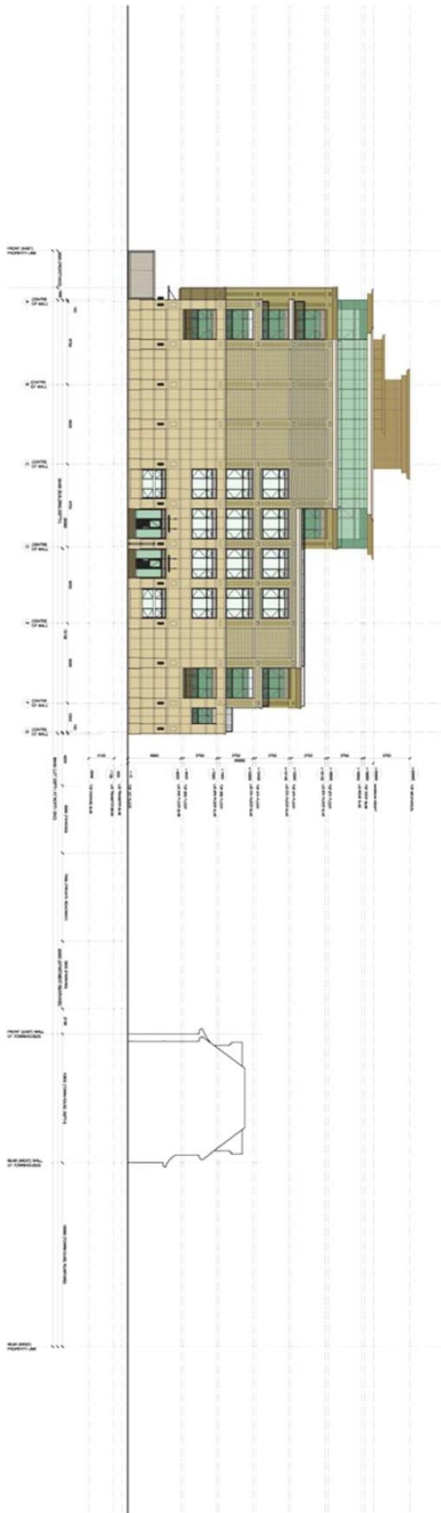
1631, 1635, and 1639 Richmond Street – Apartment Building (North Elevation)

KYLE ENGLAND CONSULTING
186 ATLAS AVENUE
TORONTO, ONTARIO
M5C 3P5
416 653 6353

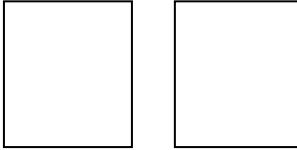
1631, 1635 & 1639 RICHMOND STREET
LONDON, ON
(MR. FARID METWALLY)
PROJECT NO: 1107

DATE: NOVEMBER 28, 2011
SCALE: 1:150

APARTMENT ELEVATIONS
NORTH SIDE
APT_A204



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File No: SP15-011562

Agenda Item # Page #



File: OZ-7965
Planner: Mike Davis

Appendix "I"

1631, 1635, and 1639 Richmond Street – Cluster Townhouses (East Elevation)

KYLE ENGLAND CONSULTING
186 ATLAS AVENUE
TORONTO, ONTARIO
M5C 3P5
416 653 6353

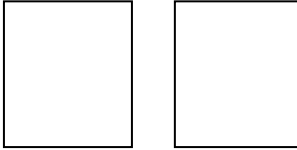
1631, 1635 & 1639 RICHMOND STREET
LONDON, ON
(MR. FARID METWALLY)
PROJECT NO: 1107

DATE: NOVEMBER 11, 2011
SCALE: 1:100

TOWNHOUSE ELEVATIONS
FRONT (WEST)
TH_A201



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File: OZ-7965
Planner: Mike Davis

Appendix "I"

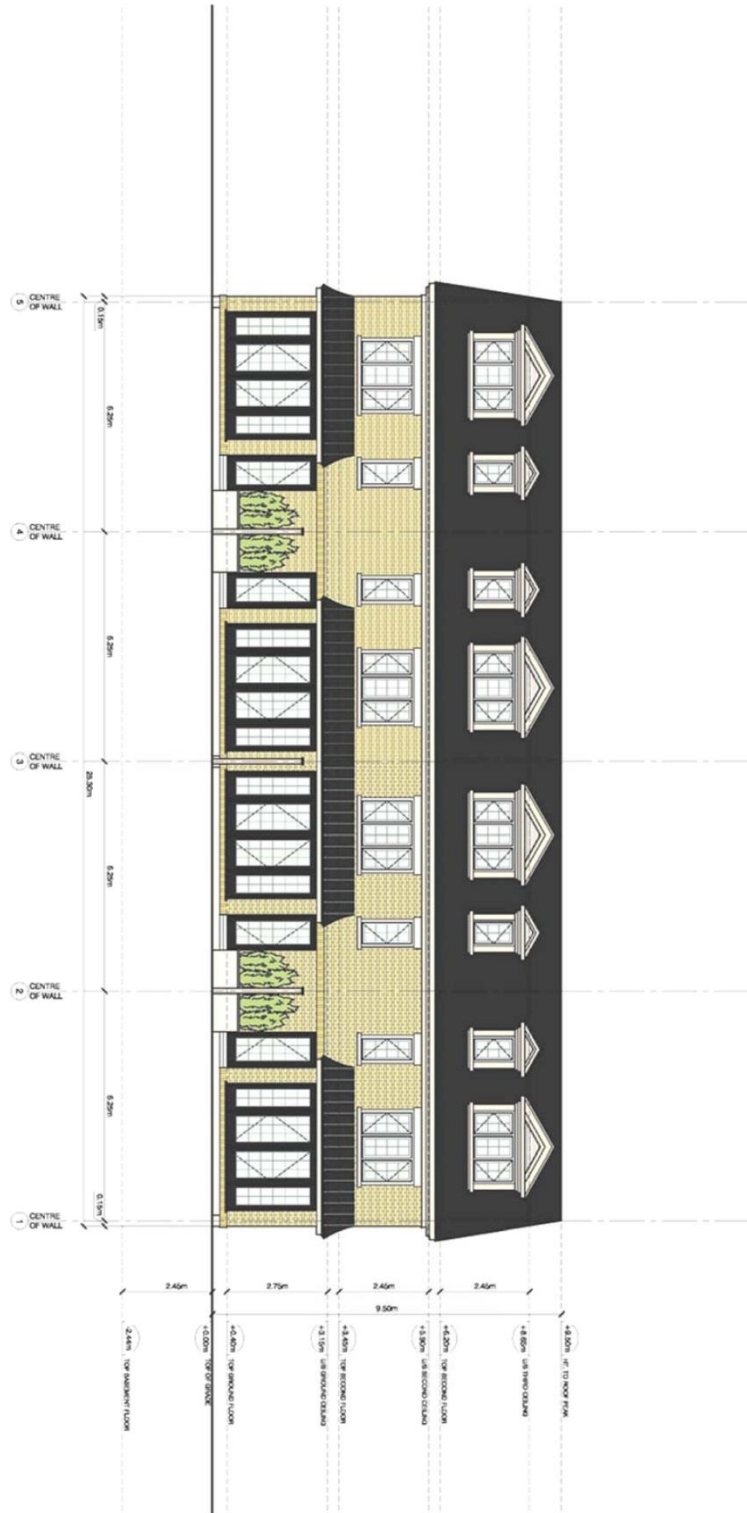
1631, 1635, and 1639 Richmond Street – Cluster Townhouses (West Elevation)

KYLE ENGLAND CONSULTING
186 ATLAS AVENUE
TORONTO, ONTARIO
M5C 3P5
416 653 6353

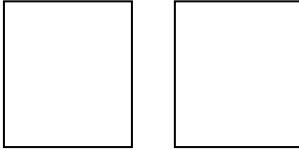
1631, 1635 & 1639 RICHMOND STREET
LONDON, ON
(MR. FARID METWALLY)
PROJECT NO: 1107

DATE: NOVEMBER 11, 2011
SCALE: 1:100

TOWNHOUSE ELEVATIONS
REAR (EAST)
TH_A202



Agenda Item # Page #



E. Conway
File No: SP15-011562

Agenda Item # Page #



File: OZ-7965
Planner: Mike Davis

Appendix "I"

1631, 1635, and 1639 Richmond Street – Cluster Townhouses (North/South Elevation)

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1631, 1635 & 1639 RICHMOND STREET
LONDON, ON
(MR. FARID METWALLY)
PROJECT NO.: 1107

DATE: NOVEMBER 11, 2011
SCALE: 1:100

TOWNHOUSE ELEVATIONS
NORTH & SOUTH ENDS
TH_A203

