

February 25 2012

Dear: Chair and Members of the City of London Planning Environment Committee

Re: Proposed Luxury Townhouses and Luxury Condominiums – 2118 Richmond Street (North West corner of Sunningdale Road East and Richmond Street)

Below is our response and clarification to the item scheduled to be heard by the Committee on February 27 2012.

Proposal

The application that was previously before the Committee was for a 15 Storey tall (40 meters), 260 unit apartment building. Our current proposal shows a 12 storey tall 113 unit luxury condominium building and an 8 unit, 3 storey tall (13 meter) row of townhomes along Sunningdale Road. This is what is before the Committee today.

Staff's recommendation to refuse this application comes as a surprise to the applicant given that they were fully supportive of a similar application by Tricar Developments to the south. We are of the opinion that our proposal meets the requirements under any test and we have demonstrated this.

Official Plan

The Staff have referenced several sections of the Official Plan which explain how these lands are suitable for a medium density residential development. However, Staff have neglected to explain how our proposal meets the requirements of the Official Plan for a high density residential development at this location.

Section 3.4.2 of the Official Plan explains that in addition to areas predominately composed of existing or planning high density residential development, the preferred location shall include lands in close proximity to Community Commercial Nodes, designated Open Space areas, and lands abutting arterial roads. As you can see on the attached location map, this application meets all of these requirements.

Provincial Policy

The Staff have also failed to explain how this proposal meets the requirements of the Provincial Policy Statement. It does this in the following ways:

- It's an efficient land use of land, provides a mix of housing alternatives within the area.
- The increased density minimizes land consumption and increases cost-effectiveness of municipal services.
- Infrastructure extension into the subject lands is a logical continuation of the servicing network existing and planned for the area.
- Intensification, redevelopment and compact form by replacing a single-family residence with a high-density multi-family building and medium-density townhome development.

Uplands North Area Plan

Within the land needs component of the original Uplands North Report, the following statement supports subsequent land uses changes: *"a mix of housing types and densities will be required in order to meet the City's demand and needs related to housing type, tenure and affordability. The desired housing mix must also provide flexibility for developers in order to respond to **changing market conditions** as well as providing opportunities for **consumer choice** in this area of the City."* This statement from the Uplands North Area Plan is appropriate given the fact that area plans are meant to be flexible documents. In this case, the plan was originally completed in 2003, approximately 9 years before this application. Since then, land uses changes have taken place on the west side of Richmond Street which support changes to this plan.

With regards to the distribution of higher density development areas, the Plan identifies the concentration of higher densities (+/- 7 ha) along the east side of Richmond Street North, within the western edge of the Uplands North community. This is then qualified with the statement that there is *"a potential SWM basin along the Richmond Street frontage that has a preliminary land use of 1.4 ha. This may reduce the land available for apartments...."* This SWM facility has since been formally identified within the high density area. When considered overall, the need to remain flexible in the distribution of densities and the likelihood of a loss of in excess of 1.4 hectares of high density development area, the application to intensify through re-designation of a portion of the 0.8 ha from medium density to high density appears to be consistent with the intent of the Area Plan.

Notwithstanding the above, the need for *"detailed site design and variation in scale should be sensitive to the surrounding uses primarily the Uplands subdivision at the southeast corner of Richmond / Sunningdale"* Similarly, the Area Plan document outlines the requirement for *"proper building orientation along arterial roads will provide for pedestrian connections, open views into residential neighbourhoods and improved pedestrian safety."*

Traffic

A national transportation engineering firm (Dillon Consulting) has been retained to complete a Traffic Impact Assessment. The report justifies a full turns access onto Richmond Street from the north limit of the property and a restricted rights in/ rights out access onto Sunningdale as shown on the attached site plan.

Staff are in the process of completing an Environmental Assessment for the widening of Sunningdale Road. They have recently provided us with a plan that shows the road being widened from 2 to 6 lanes with a raised median in the center of the road. This will have a small affect on the Sunningdale Road frontage of this property as the row of parking in front of the townhomes may have to be relocated to the underground parking structure we have designed. All buildings will be able to be constructed as shown on the attached.

Services

Contrary to the outdated information in the Staff Report, services have recently been constructed on the west side of Richmond Street which will allow us to fully service this project.

Built Form

The elevations and renderings shown attached have been designed with input from the Planning Department and Community. The buildings have been stepped so that the height change from 12 to 10 storey's for the apartment building and then down to 3 storey's for the townhomes. The townhouse units are then setback 46 m (150 ft) from the front lot line of the single-family homes on the south side of Sunningdale Road.

By allowing this application to proceed, the Committee would be able to set a **higher** standard of design for all future development within the Uplands North Area.

Public Comment

Throughout the application process, we have had 2 community meetings with the surrounding neighborhood and we have made every effort to incorporate their comments into the attached design.

The Community also identified the need for 2 roundabouts on Uplands Drive to the south. These will be constructed and paid for by the Developer at his sole expense.

Staff Consultation

We have had several meetings with Staff, during which this proposal has been refined to take into consideration their comments and will continue to work with them through the site plan process.

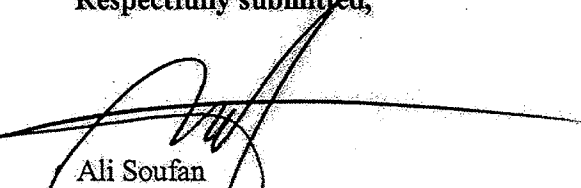
Conclusion

We feel strongly that this proposal meets the general intent of the City of London Official Plan, Uplands North Area Plan, and Provincial Policy Statement and that it has already been demonstrated.

Based on this information, we respectfully request that the Committee give consideration to approving the medium density/ high density residential application before them.

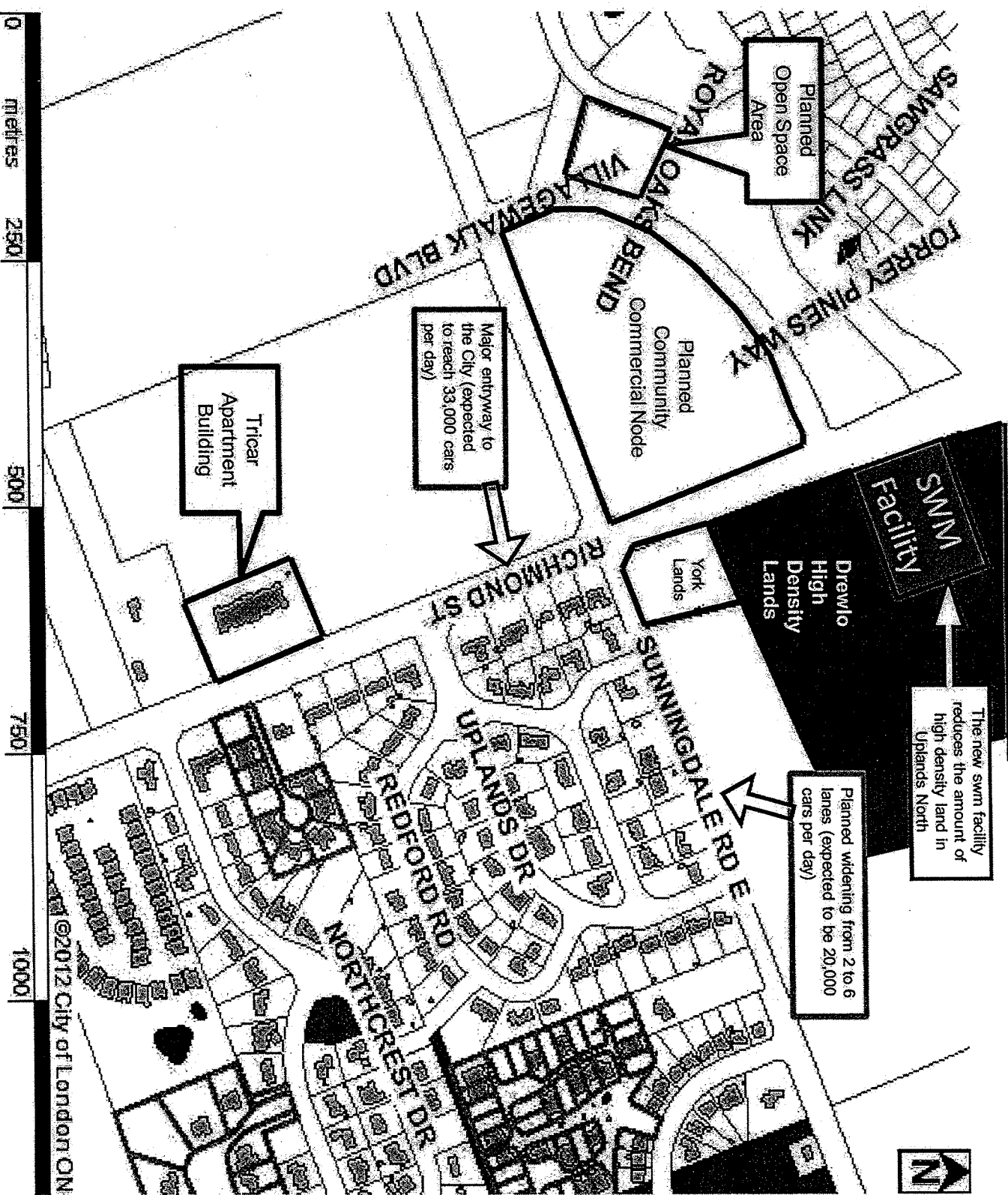
We thank you for your consideration regarding this matter.

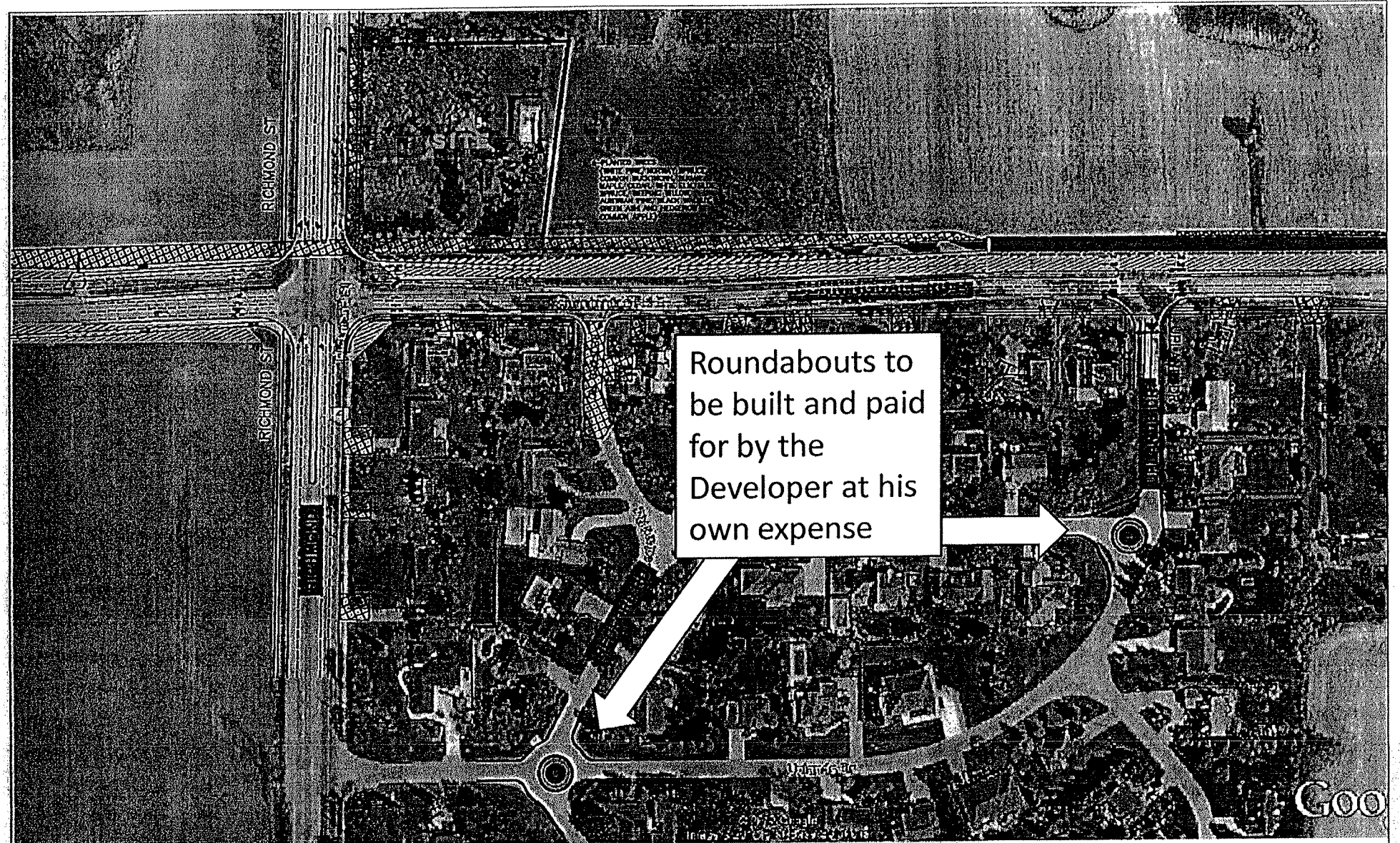
Respectfully submitted,



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Location Map

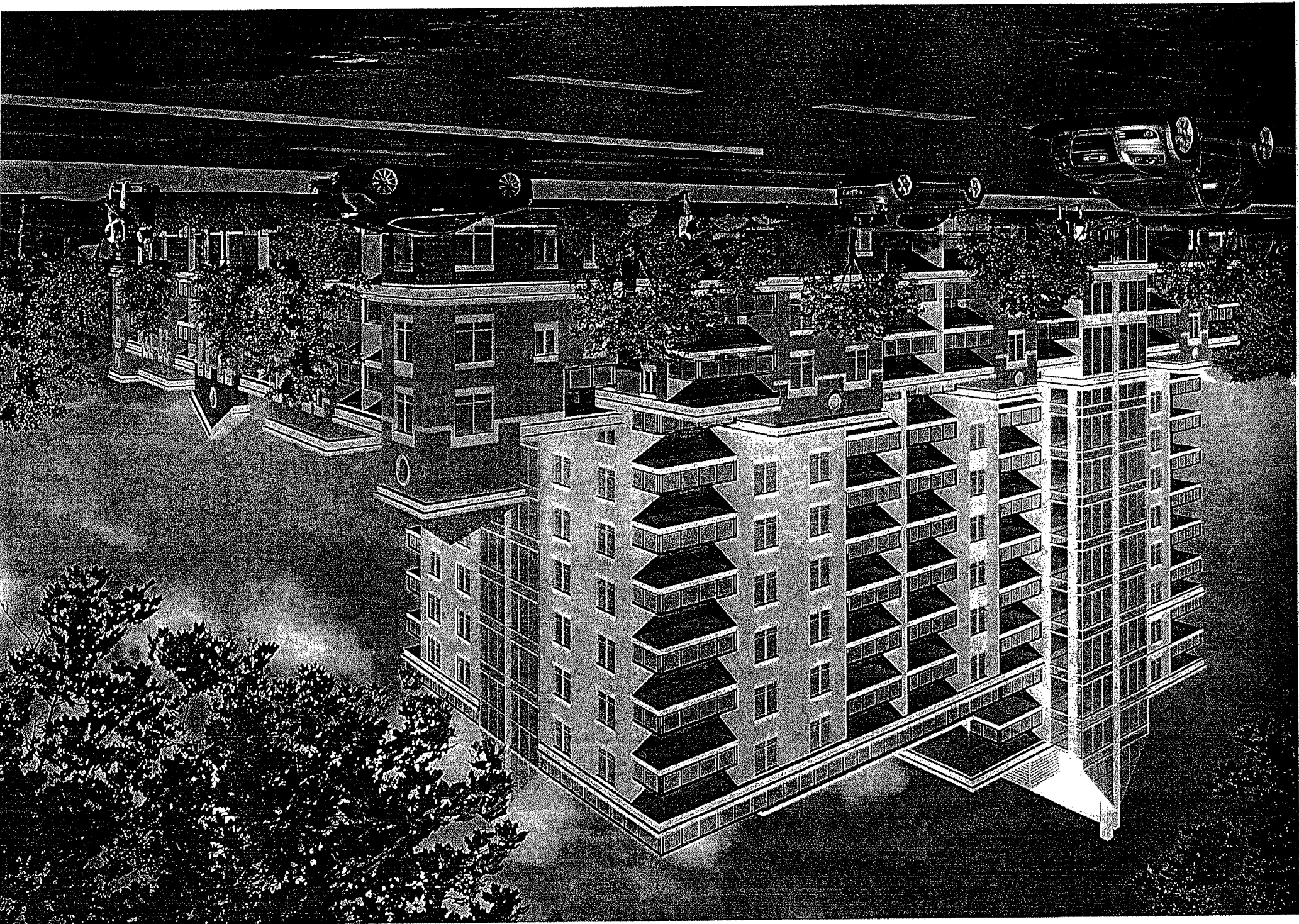


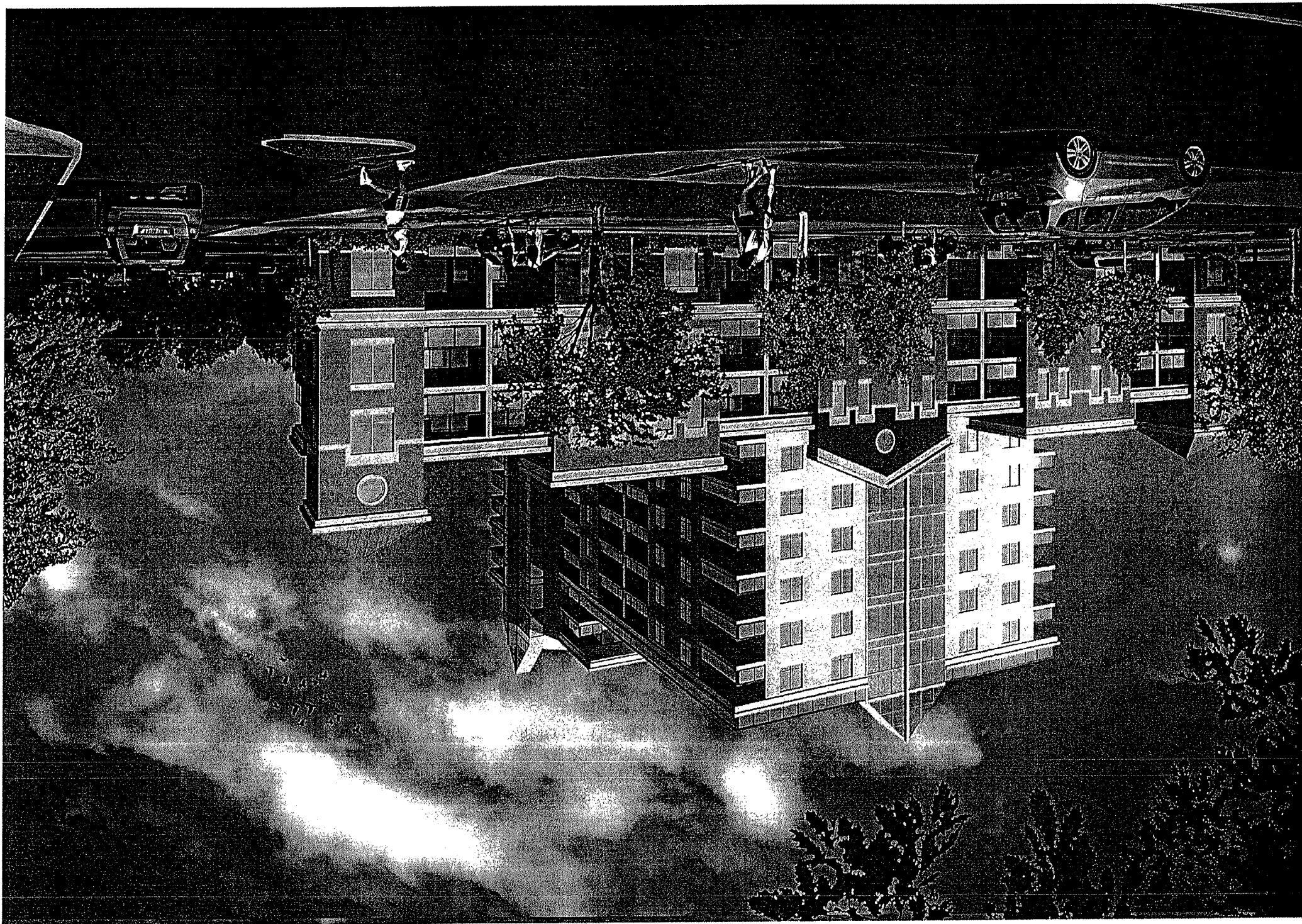


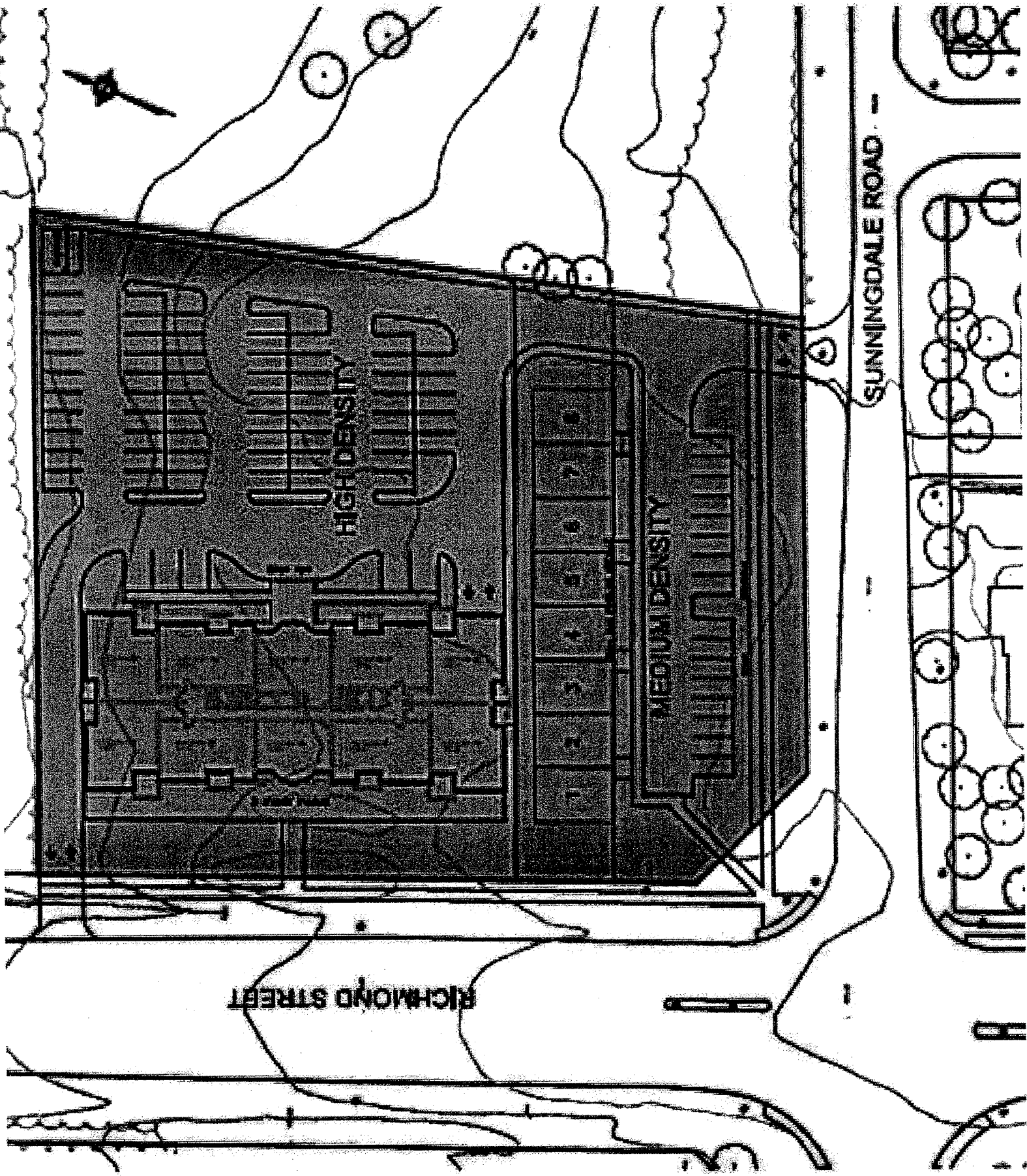
Legend

Resurfacing	Property Required for Preferred Design	Property Required Beyond 18m Road Widening	18m Designated Road Widening	Retaining Wall
Existing Property Lines	Proposed Right of Way	Existing Property Lines	Developer-Supplied Sound Wall	

	DRAWN BY: S.M	DATE: Feb 17, 2012
	SCALE: N/A	DRAWING TITLE: Aerial
	PROJECT: BUNNINGDALE-BERKLEY LONDON	DWG NUMBER: 01







RICHMOND STREET

SUNNINGDALE ROAD

HIGH DENSITY

MEDIUM DENSITY

1

2

3

4

5

6

7