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H-8519/C. Smith

FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: GSP GROUP INC. 1631, 1635, 1639, 1643 AND 1649 RICHMOND STREET MEETING ON SEPTEMBER 8, 2015

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, based on the application of GSP Group Inc. relating to the property located at 1631, 1635, 1639, 1643 and 1649 Richmond Street, the attached proposed by-law **BE INTRODUCED** at the Municipal Council meeting on September 15, 2015 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan to change the zoning **FROM** a Holding Residential R9 Special Provision (h-5*h*-55*h-190*R9-7 (23)) Zone and a Holding Residential R9 Special Provision/ Convenience Commercial Special Provision (h-5*h-164*R9-7 (20)/CC4 (3)) Zone **TO** a Residential R9 Special Provision (R9-7 (23)) Zone and a Residential R9 Special Provision/ Convenience Commercial Special Provision (R9-7 (20)/CC4 (3)) Zone, to remove the "h-5", "h-55", "h-164" and "h-190" holding provisions.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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January, 2014 (OZ-7965) Report to the Planning and Environment Committee - Official Plan and Zoning By-law amendment.

May 19, 2015 (SP15-011562) Report to the Planning and Environment Committee- Site Plan Public Participation Meeting.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

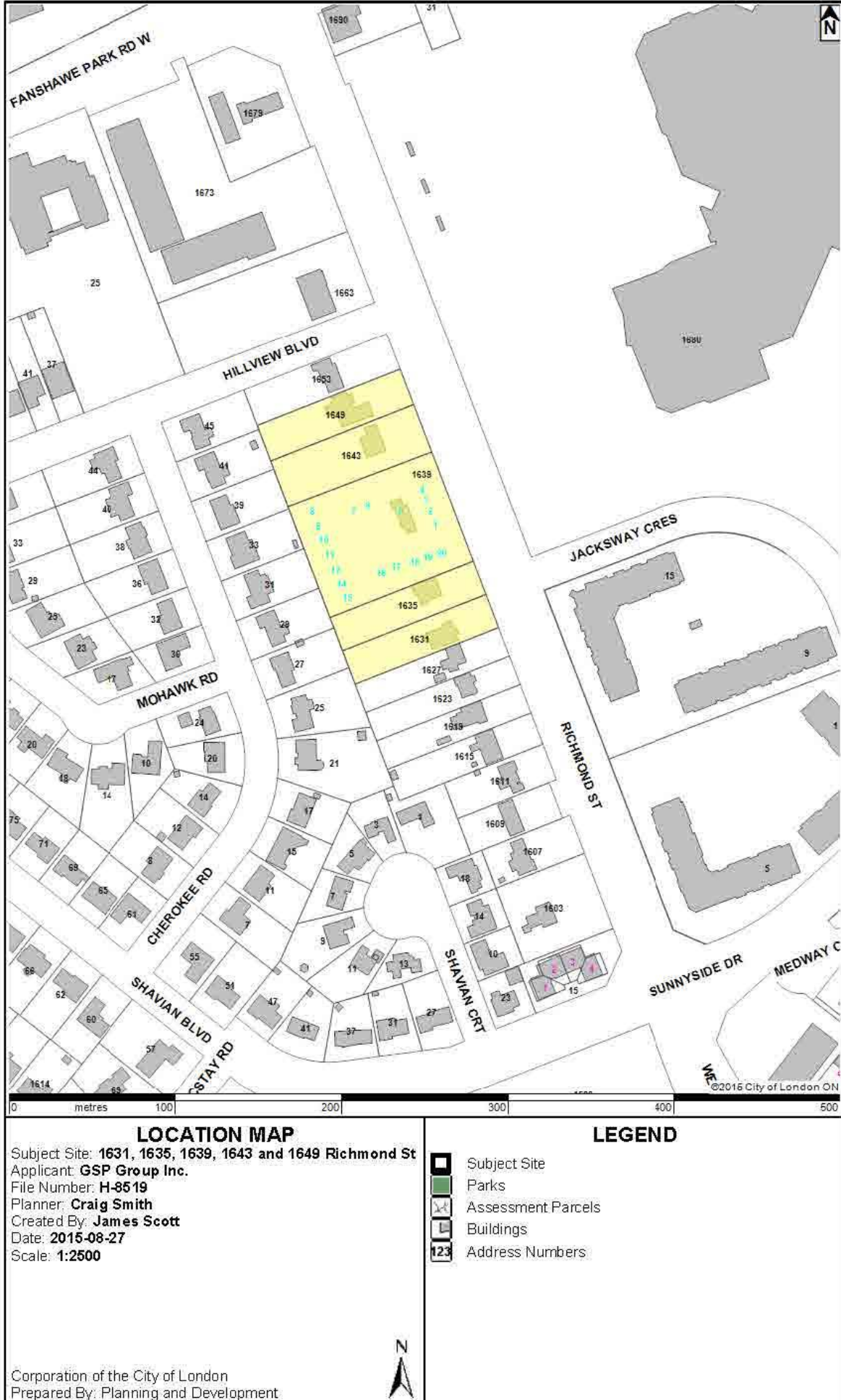
To remove the h-5, h-55 and h-190 holding provisions from 1643 and 1649 Richmond Street and to remove the h-5, and h-164 from 1631, 1635, 1639 Richmond Street for the consideration of building permits to construct two apartment buildings with 242 residential units, each six storeys in height and 18 townhouse units in five blocks.

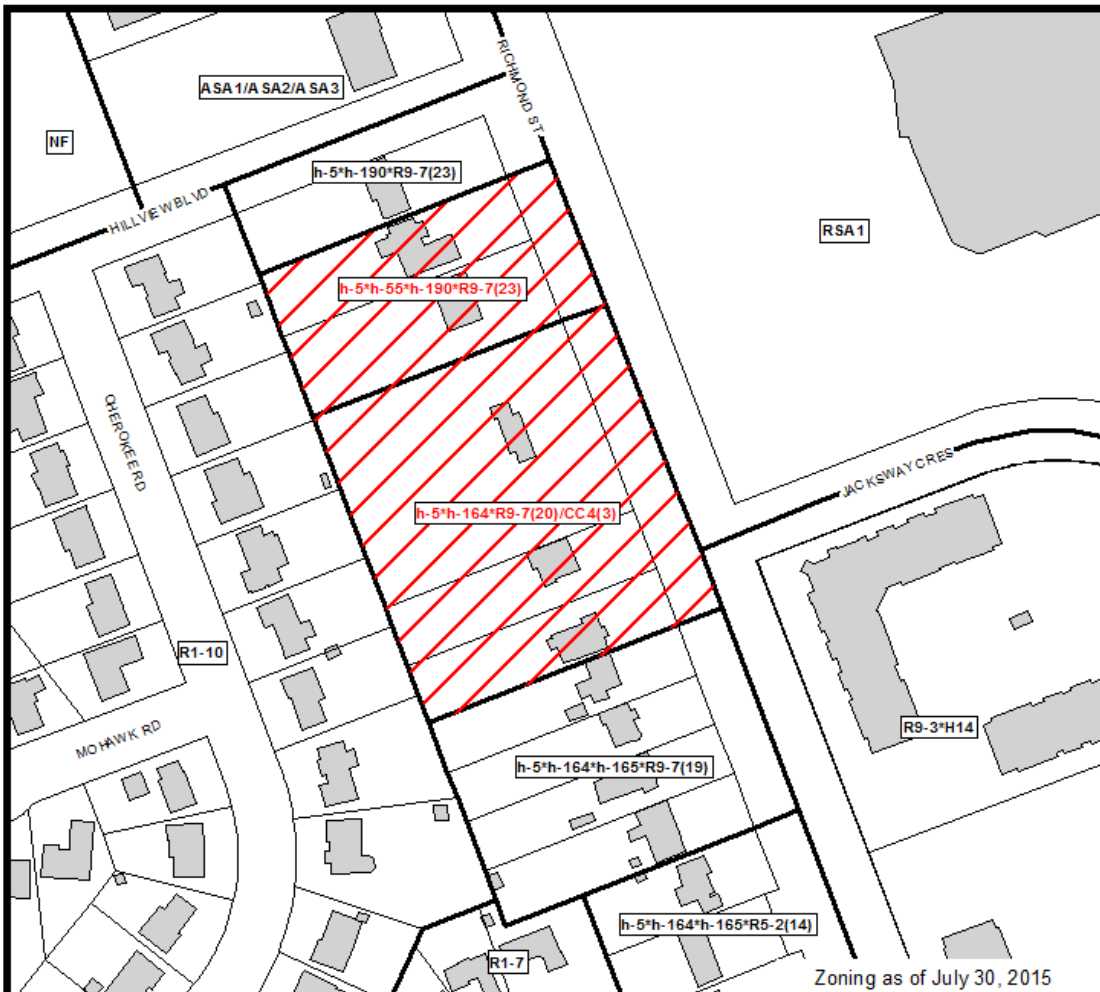
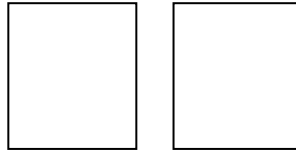
RATIONALE

1. The removal of the holding provisions will allow for development in conformity with the Z-1 Zoning By-law.
2. Through the site plan approval process a public participation meeting was held and the issues regarding design have been resolved.

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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

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

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

CITY OF LONDON

PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



FILE NO:

H-8519

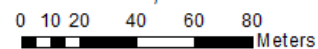
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MAP PREPARED:

August 27, 2015

JTS

1:2,000



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

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Date Application Accepted: August 11, 2015	Owner: 1635 (Richmond) Corp.
REQUESTED ACTION: The purpose and effect of this zoning change is to remove the holding h-5, h-55, h-164 and h-190 symbols to permit the development of two apartment buildings with 242 residential units, each six storeys in height and 18 townhouse units in five blocks.	

PUBLIC LIAISON:	Notice of Application was published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on August 20, 2015.
Nature of Liaison: City Council intends to consider removing the h-5, h-55, h-164 and h-190 holding provisions from the lands to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan, that a traffic impact study and be completed and any mitigation measure implemented to limit the impact of the development on the existing roadways, and that the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines, and 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 Plans to the satisfaction of the Managing Director, Land Use Planning and City Planner. Council will consider removing the holding provision as it applies to these lands no earlier than September 15, 2015.	
Responses: None	

ANALYSIS

On May 19, 2015 a public participation meeting was held at the Planning and Environment Committee. Council resolved:

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 Approval Authority BE ADVISED that, at the public participation meeting of the Planning and Environment Committee held 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, issues were raised with respect to the:*
 - i) *potential negative impact on property values in the surrounding neighbourhoods and on the neighbourhood school; and,*
 - ii) *the design of the proposed buildings;*
- b) *the Approval Authority BE ADVISED that the Municipal Council supports the Site Plan application.*

The proposed development is consistent with the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines and the Conceptual Block Development Plan as was established through the Official Plan and Zoning By-law amendment process. The development agreement implements the site plan and building design as was supported by Council.

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Why is it Appropriate to remove these Holding Provision?

The applicant has received site plan approval (SP15-011562) to construct two apartment buildings with 242 residential units, each six storeys in height and 18 townhouse units in five blocks. The applicant has executed a development agreement with the City.

h-5 Holding Provision

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.

A public participation meeting was held on May 19, 2015 before the City of London Planning and Environment Committee. All issues identified including design are addressed through the approved site plan and development agreement.

h-55 Holding Provision

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.

A traffic impact study was submitted and access and mitigation of traffic impact on the surrounding roads are included in the approved site plan. The traffic study has been accepted by the City.

h-164 Holding Provision

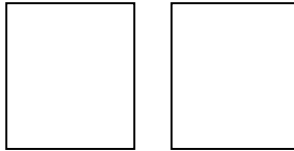
Purpose: To ensure that the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines, established through the Official Plan and Zoning amendment review process, are implemented, a development agreement shall be entered into which ensures that future development of these lands incorporates 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.

The plans and elevations conform with the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines. A development agreement has been executed implementing the concepts and design principles of the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines to the satisfaction of the Managing Director, Land Use Planning and City Planner.

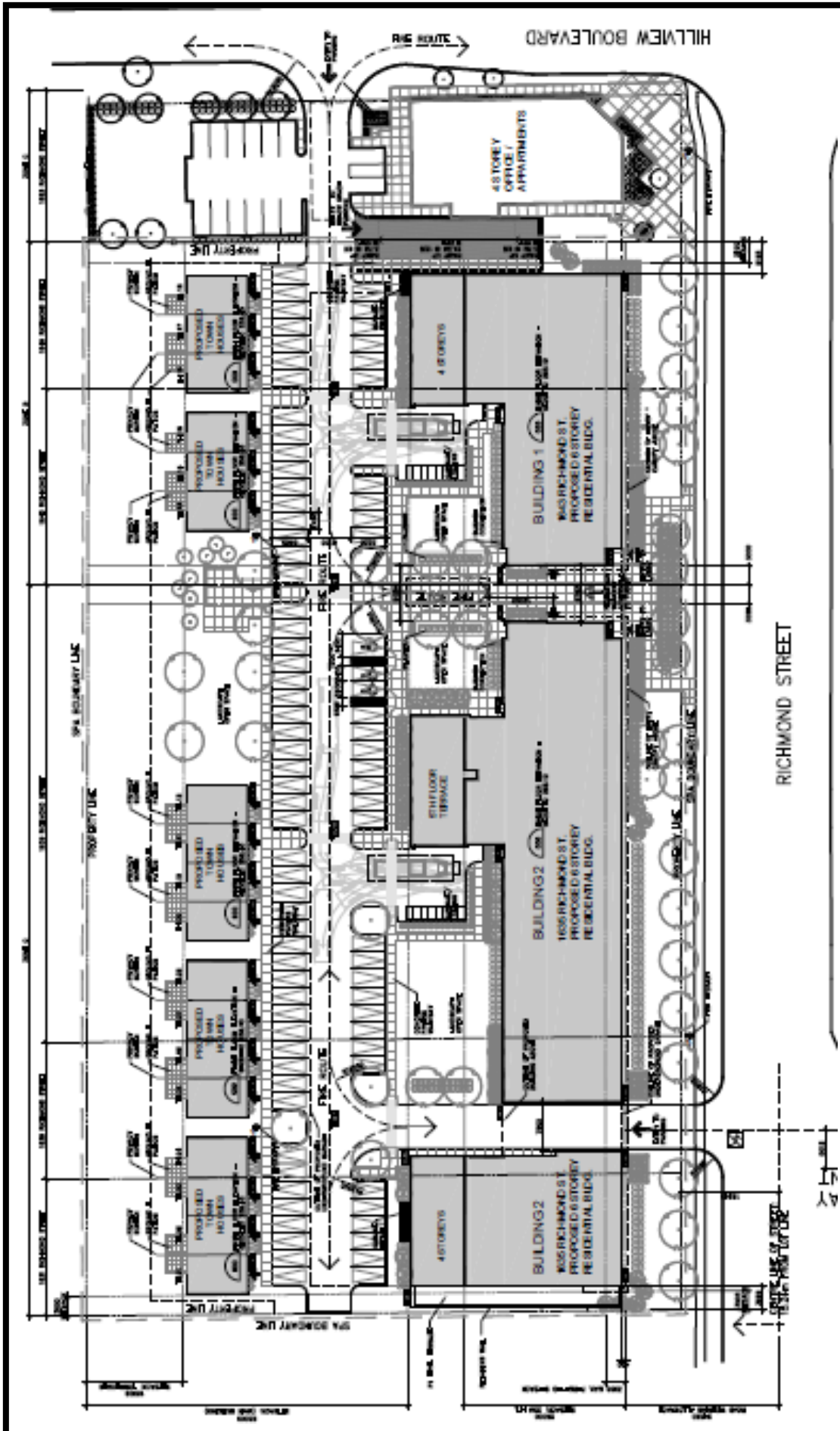
h-190 Holding Provision

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.

The plans and elevations conform with the Conceptual Block Development Plan. A development agreement has been executed implementing the concepts and design principles of the Conceptual Block Development Plan to the satisfaction of the Managing Director, Land Use Planning and City Planner.



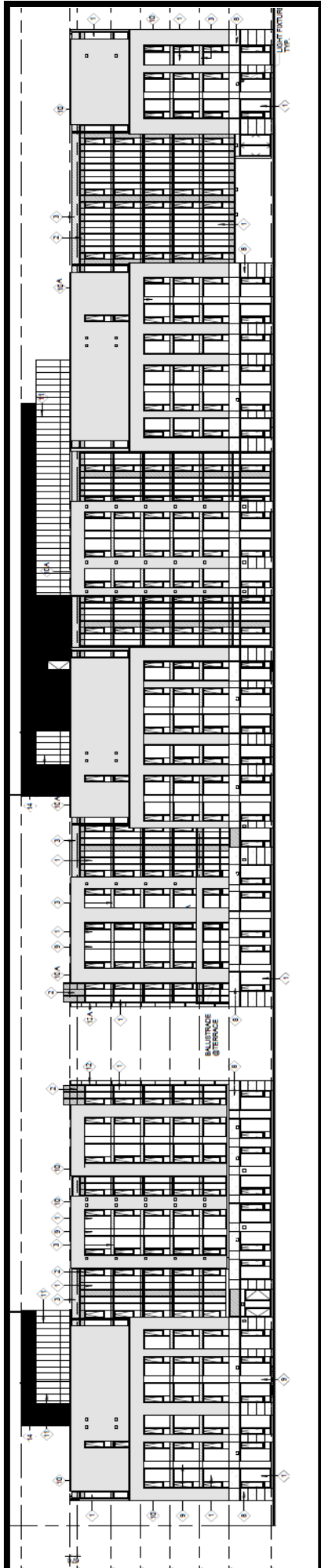
Proposed Site Plan



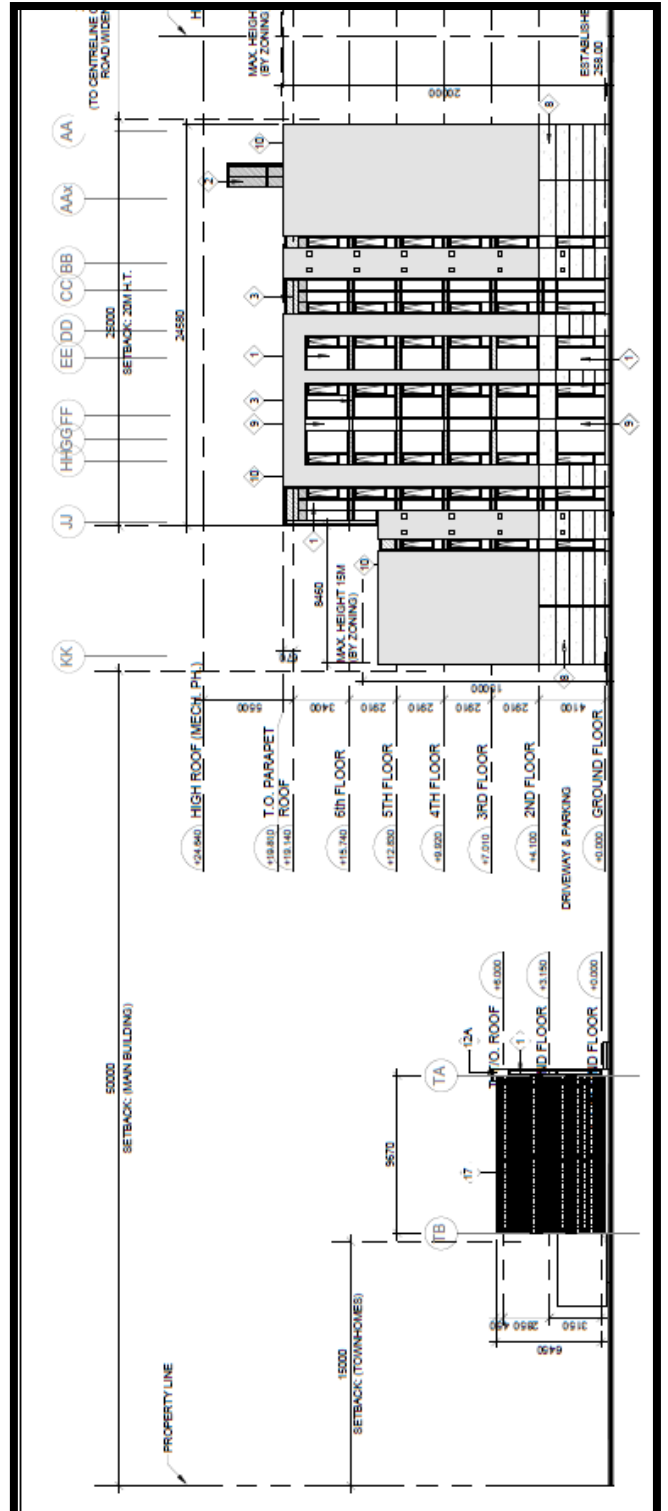


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Proposed West Elevation



Proposed South Elevation



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CONCLUSION

A public participation meeting was held and a development agreement has been executed confirming conformity to the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines, and Conceptual Block Development Plan. As a result it is appropriate at this time to remove the holding provisions "h-5", "h-55", "h-164" and "h-190" from these lands.

PREPARED BY:	REVIEWED BY:
C. SMITH SENIOR PLANNER, DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY MCIP, RPP MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

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Agenda Item # Page #

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H-8519/C. Smith

Bill No. (Number to be inserted by Clerk's Office)
2015

By-law No. Z.-1- _____

A by-law to amend By-law No. Z.-1 to remove holding provisions from the zoning of the land located at 1631, 1635, 1639, 1643 and 1649 Richmond Street.

WHEREAS GSP Group Inc. has applied to remove the holding provisions from the zoning for the land located at 1631, 1635, 1639, 1643 and 1649 Richmond Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS it is deemed appropriate to remove the holding provisions from the zoning of the said land;

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

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to the lands located at 1631, 1635, 1639, 1643 and 1649 Richmond Street, as shown on the attached map to remove the holding provisions so that the zoning of the lands as a Residential R9 Special Provision (R9-7 (23)) Zone and a Residential R9 Special Provision/Convenience Commercial Special Provision (R9-7 (20)/CC4 (3)) Zone comes into effect.
2. This By-law shall come into force and effect on the date of passage.

PASSED in Open Council on September 15, 2015.

Matt Brown
Mayor

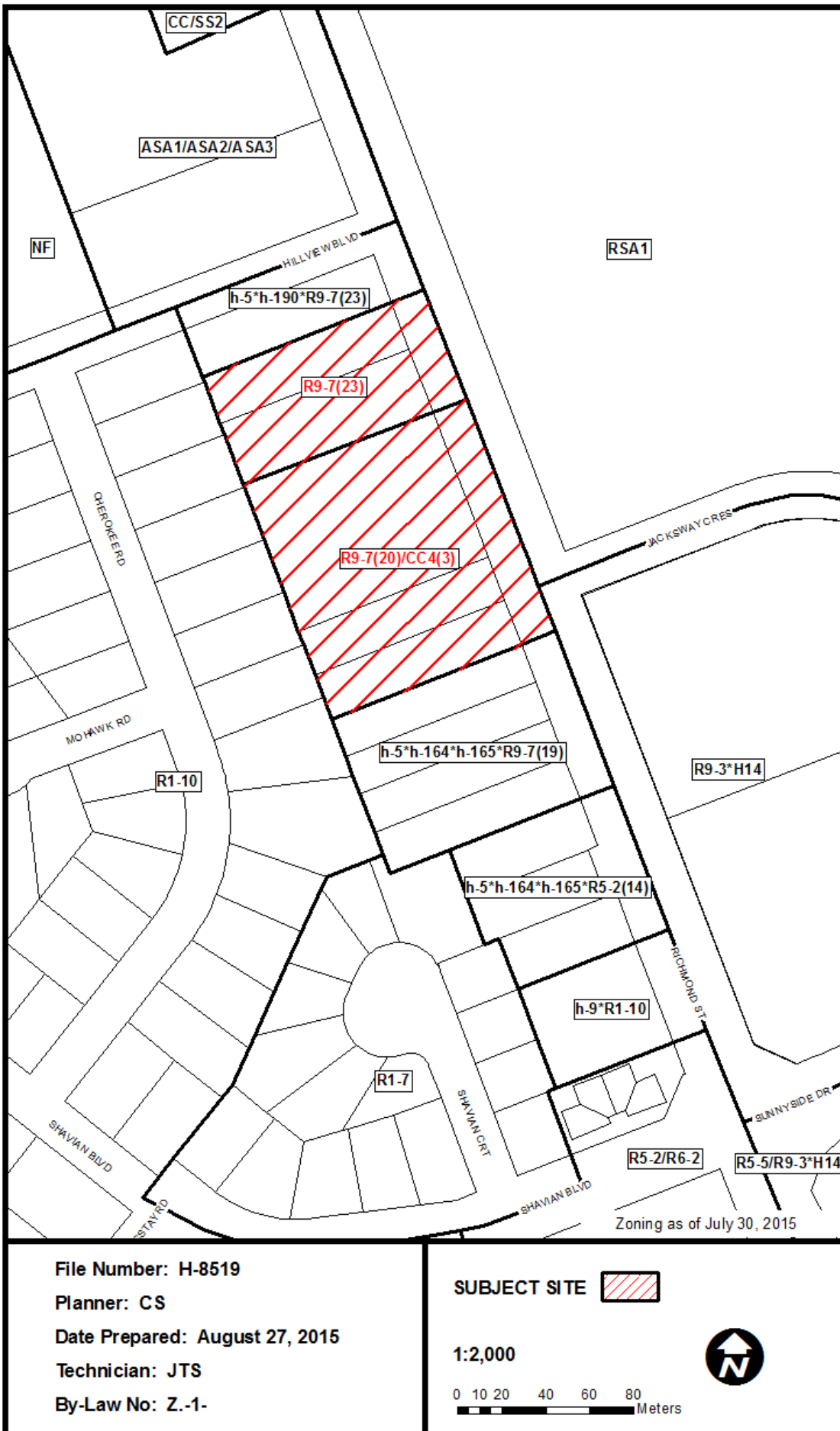
Catharine Saunders
City Clerk

First Reading – September 15, 2015
Second Reading – September 15, 2015
Third Reading – September 15, 2015

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



Geobase