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E. Conway
File No: SP14-039271

TO:	CHAIR AND MEMBERS – PLANNING & ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: 1904812 ONTARIO LIMITED (C/O DOMUS DEVELOPMENT LONDON INC.) 200 VILLAGEWALK BOULEVARD PUBLIC SITE PLAN MEETING SEPTEMBER 19, 2016

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 1904812 ONTARIO LIMITED relating to the property located at 200 Villagewalk Boulevard:

- a) The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval to permit the construction of a four (4) storey office building; and
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan application, and whether they support approval of the Site Plan application.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The site contains a holding provision (h-5) to require a public site plan review. Consideration of the Site Plan will result in the construction of a four (4) storey office building with a gross floor area of 3,474 sq m with 72 parking spaces.

The proposed site plan conforms to the regulations of the Office OF(1) Zone subject to minor variances granted by the Committee of Adjustment on April 27, 2015 for building location, height and reduced parking rates (A.075/15). The development is generally compatible with existing development in the surrounding area and implements the building form anticipated within the OF(1) zone and in the Upper Richmond Village Urban Design Guidelines.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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November 20, 2006 Report to Planning Committee – Sunningdale North Area Plan – Report recommending the amendment and adoption of the Sunningdale North Area Plan as a guideline document under Section 19.2.2 of the Official Plan.

June 17, 2008 Report to the Planning Committee – Northwest Corner of Richmond Street and Sunningdale Road (39T-04513/Z-6842) - Report recommending approval of a draft plan of subdivision and Zoning By-law amendment for the future development of lands located on the west side of Richmond Street, north side of Sunningdale Road.

February 26, 2013 Report to the Planning and Environment Committee – 200 & 275 Callaway Road and 180 & 200 Villagewalk Boulevard (Z-8130) — Report recommending approval of a Zoning By-law amendment for the future development of lands located on the west side of Richmond Street, north side of Sunningdale Road.

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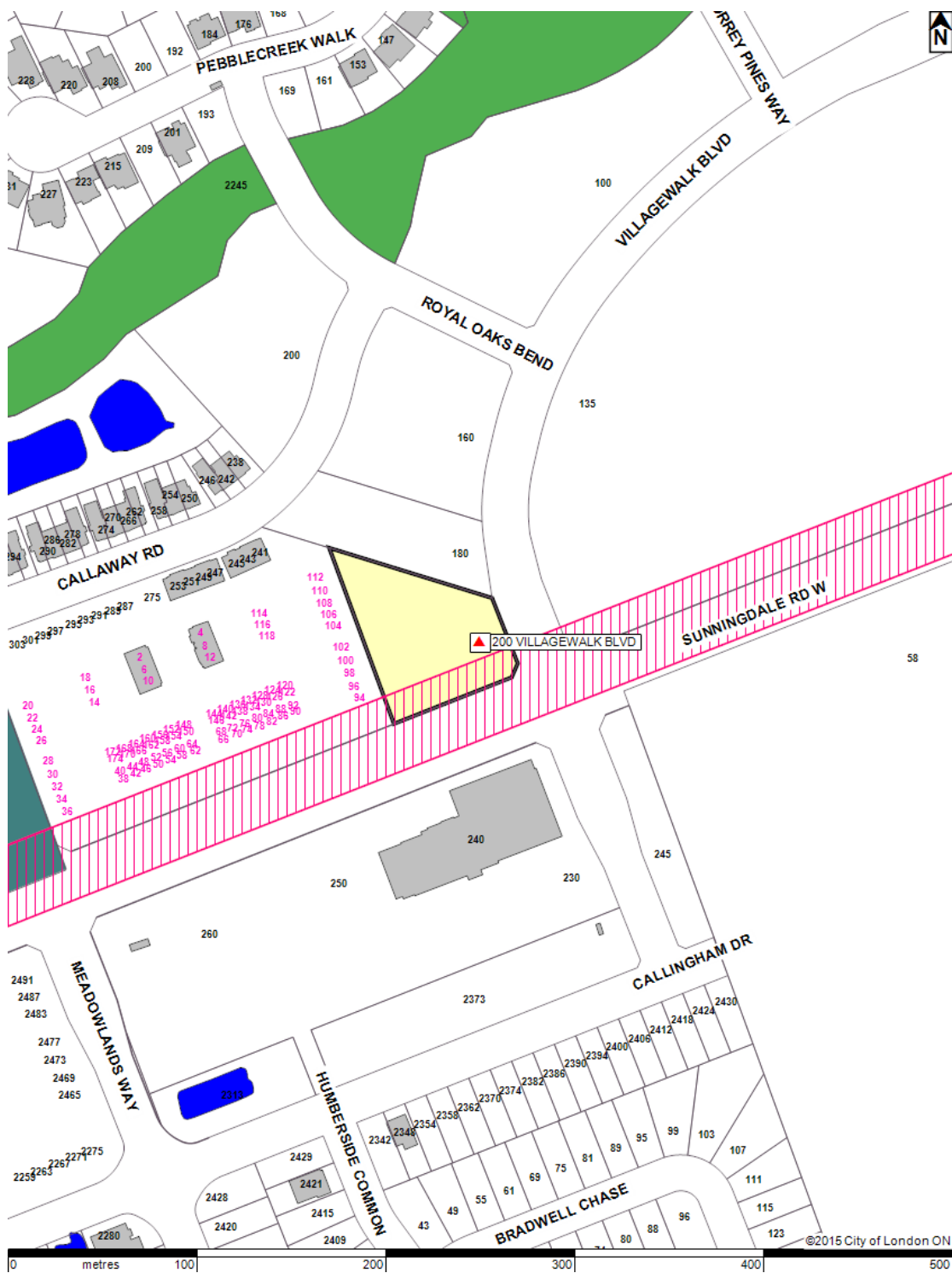
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APPLICATION DETAILS

Date Application Accepted: December 8, 2014	Agent: Don Riley Donald A. Riley Consulting
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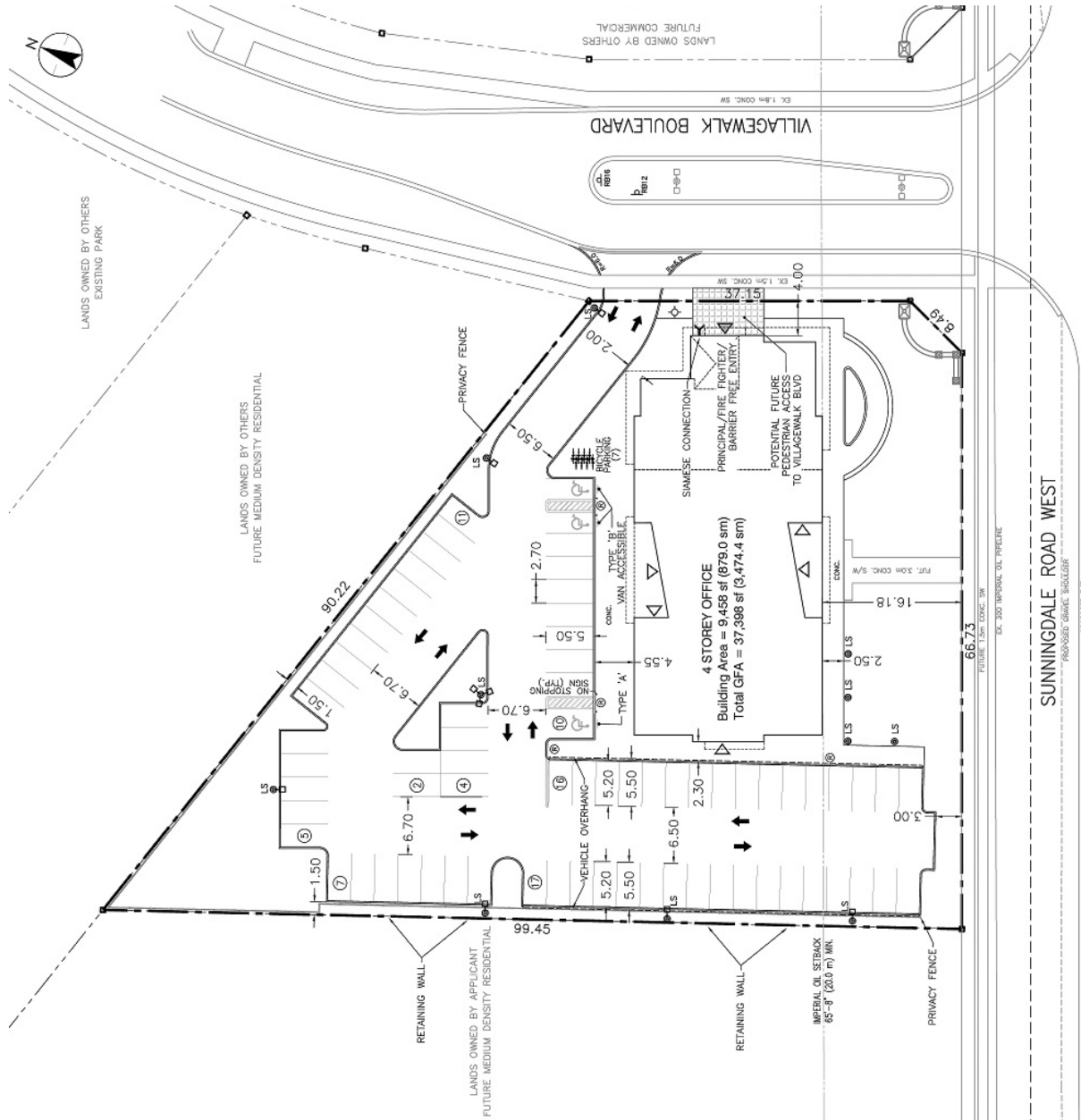
REQUESTED ACTION: Approval of an application for Site Plan Approval for the construction of a four (4) storey office building with a Gross Floor Area (GFA) of 3,474 sq m.

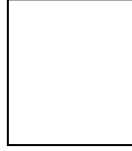
Location Map



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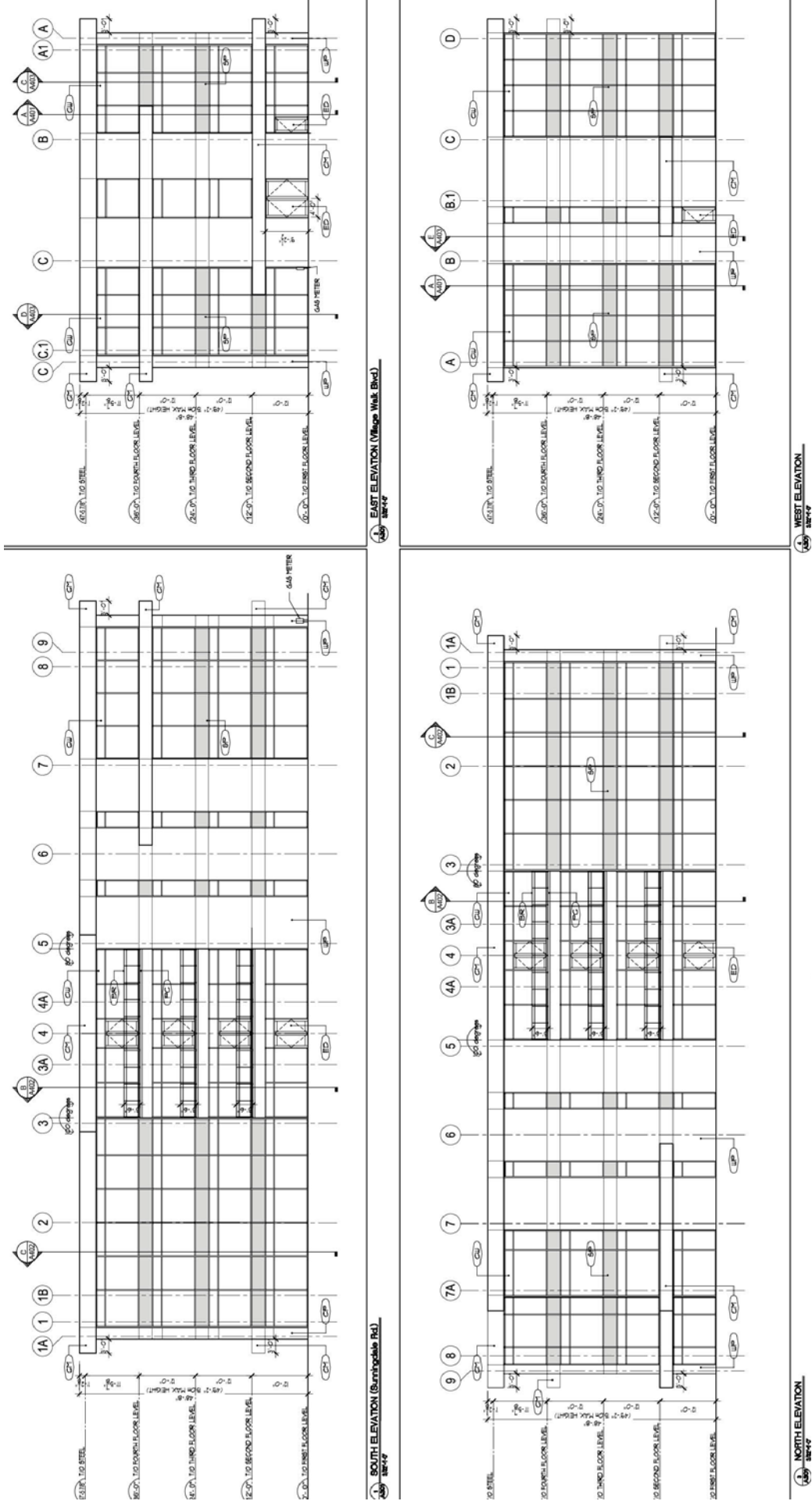
Proposed Site Plan

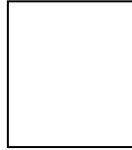




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Proposed Building Elevations





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SITE CHARACTERISTICS
Current Land Use: Vacant Frontage: 43.2 m Depth: Approximately 71 m Area: 5,119.2 sq m (0.512 ha) Shape: Irregular

SURROUNDING LAND USES
North: Vacant (office/residential zoning) South: Residential East: Vacant (commercial zoning) West: Residential

OFFICIAL PLAN DESIGNATION: Multi Family Medium Density Residential
EXISTING ZONING: h-5*h-53*h-99*h-100*R6-5(26)/R7(10)/OF(1)

PLANNING HISTORY

On June 17, 2008 staff recommended to Planning Committee that the draft plan of subdivision for the northwest corner of Richmond Street and Sunningdale Road be approved, and that the Zoning By-law which applied to these lands be amended to permit the development of various forms of residential housing, open space, and a mix of commercial, retail, office, and institutional uses. Special provisions were implemented to deal with the mix of uses, lot coverage, densities, height, gross floor area, reduced yard setbacks and other development parameters. The subject lands at 200 Villagewalk Boulevard were re-zoned from Urban Reserve to various development Zones to permit triplexes, fourplexes, townhouses, stacked townhouses, apartment buildings, senior citizen apartment buildings, handicapped persons apartment buildings, nursing homes, retirement lodges, continuum-of-care facilities, emergency care establishments, medical/dental offices, and offices.

The zoning of the subject lands came into effect on June 23, 2008, and the subdivision was draft approved on July 4, 2008. A revision to the draft plan was requested by the land owner and was granted draft approval on June 13, 2011.

On February 26, 2013, staff prepared a report to Planning and Environment Committee for a City initiated amendment to the Zoning By-law for 200 & 275 Callaway Road and 180 & 200 Villagewalk Boulevard. The proposed amendments included removing the requirements for a minimum/maximum density of 35 units per hectare and a maximum building height of 12 metres, and replacing them with the requirements for a minimum density of 30 units per hectare, and a maximum of 75 units per hectare, as well as a maximum building height of 15m. The amended zoning came into effect on March 5, 2013.

BACKGROUND

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PUBLIC LIAISON:	<p>August 31, 2016 - 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 Septmebr 19, 2016.</p> <p>September 1, 2016 - a Notice of Public Site Plan Meeting was published in the Londoner.</p>	<p>No Responses Received to date</p>
Nature of Liaison:		
<p>Consideration of the Site Plan will result in the construction of a four storey office building with a Gross Floor Area (GFA) of 3,474 sq m.</p> <p>The h-5 holding provision requires a public site plan meeting before the Planning and Environment Committee (PEC). The h-53 holding provision encourages street-oriented development, and requires that the development of these lands incorporates the concepts and design principles identified in the Sunningdale North Area Plan. The h-99 holding provision requires that new development is designed and approved consistent with the policies of the Sunningdale North Area Plan and the "Upper Richmond Village-Urban Design Guidelines". The h-100 holding provision requires adequate water service and the construction of a looped watermain system, with a permitted interim use of a maximum of 80 residential units.</p>		
Responses:		
<ul style="list-style-type: none"> - None received thus far (September 9 2016) 		

ANALYSIS

Does the Site Plan Comply with Current Zoning?

The site is zoned h-5*h-53*h-99*h-100*R6-5(26)/R7(10)/OF(1). This zone permits offices and medical/dental offices (maximum of 5,000 sq m). This zone has specific regulations allowing the office building to be constructed no more than 4.0 metres from the front property line on Villagewalk Boulevard and that it be no closer than 6.0 metres to the west interior side yard and rear yard. The building may be up to 15.0 metres in height with a maximum of 5,000 square metres of GFA.

The building is designed to be 15.0 metres in height. There are 72 parking spaces required for the office. Bicycle parking is required at rate of 7% of the required vehicular parking spaces for a total of 7 required bicycle parking spaces located on site.

There are four (4) holding provisions which apply to this property. The h-5 holding requires that, 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-53 holding provision is used to encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved, consistent with the Community Plan, to the satisfaction of the City of London, prior to the removal of the "h-53" symbol.

The h-99 holding provision is used to ensure that new development is designed and approved consistent with the policies of the Sunningdale North Area Plan and the "Upper Richmond

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Village-Urban Design Guidelines”, to the satisfaction City of London, prior to removal of the “h-99” symbol.

The h-100 holding provision is used to ensure there is adequate water service and appropriate access. A looped watermain system must be constructed and a second public access must be available to the satisfaction of the City Engineer, prior to the removal of the h-100 symbol. Permitted Interim Uses: A maximum of 80 residential units.

Does the Development conform with the 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. The proposed site plan will be developed consistent with the Provincial Policy Statement.

Does the Development conform to the City of London Official Plan?

The subject lands are designated Multi-Family Medium Density Residential in the Official Plan, identified as a special policy area in Section 3.5.25, subject to the policies of the Sunningdale North Area Plan under Section 19.2. The policies of the Sunningdale North Area Plan support a *Mixed Use Area* that allows a range of retail, and service commercial use, offices uses, institutional uses and medium to high density residential uses. The proposed site plan will be developed consistent with the current Official Plan Policies

Design Policies Upper Richmond Village Urban Design Guidelines

The following are excerpts from the Upper Richmond Village Urban Design Guidelines, which comprise part of the Sunningdale North Area Plan and provide direction for the review of this site plan application.

Richmond Street and Sunningdale, the Community Edge Streetscapes

- a) The streetscapes along Richmond Street and Sunningdale Road West shall have a consistent appearance and design in areas of similar abutting land uses;
- b) In areas designated Medium Density Residential and High Density of the Upper Richmond Village Mixed Area rear lotting will not be permitted except in the case of high rise buildings located in the High Density Designation;
- c) Residential and commercial buildings located along the bounding arterial roads shall be designed to be attractive and to provide visual interest;
- d) Along the arterial edges of the Business District Commercial Area where feasible commercial buildings shall be sited close to the street line and will be designed to provide visually interesting and attractive elevations as elements in the streetscapes;
- e) Building setbacks shall take into account the need for daylight triangles, avoiding view obstruction at intersections of streets and driveways and the Imperial Oil Easement;
- f) These arterial road streetscapes will be designed to provide sidewalks, bicycle lanes, transit stops, landscaping and other appropriate streetscape elements to encourage pedestrian use.

Building Massing and Roofscapes

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- Buildings along Main Street shall be a minimum of two storeys in height and are encouraged to be designed to accommodate commercial or residential uses on a second floor. Encouraging the inclusion of a second floor in these buildings is intended to increase opportunities for a wider blend of uses in the Business District Commercial Area and to use that massing to define the visual character of Main Street.
- Building massing should help to create visual focal points in appropriate locations as viewed from within the site and from the street lines, providing visual interest for both pedestrians and passing motorists;
- Building massing should support the overall orientation of a building and help to orientate users to the location of the principal building entries;
- In the collective design of buildings there should be some common elements such as massing, building height, cornice lines or roof designs to bring consistency and continuity to the ensemble of buildings;
- Roofscapes should be designed not only to provide visual interest but to visually screen and integrate mechanical equipment from public view. Attention should be paid to principal sight lines and viewpoints; and
- The design of roofscapes should show consideration for form and materials and should add positively to the overall design of the building.

Pedestrian Circulation

- Pedestrian walkways should be consistent with barrier free design requirements and, where appropriate, walkways directly adjacent to buildings should be surfaced in a hard paving material other than asphalt;
- Major pedestrian walkways that connect to Main Street, Richmond Street or Sunningdale Road West should be landscaped with a canopy of trees to form focal points and to visually break up large parking areas;
- All major pedestrian walkways adjacent to the front facades with principal building entrances shall be sufficiently wide to provide safe uncluttered access to and from the building.
- Pedestrian crossings should be provided where walkways cross interior driveways. These crossings should be clearly marked with appropriate signage and vehicular stop signs and be provided with curb cuts to support barrier free design. Variations in paving materials or pavement markings are encouraged in these locations; and
- Generous and attractive pedestrian walkway connections shall be provided to link the Village Common and Main Street to the shops and uses within the Business District Commercial Area.

Landscaping

- The major entries to Upper Richmond Village located at the intersection of Main Street and Richmond Street and intersection of Main Street and Sunningdale Road West shall be defined with entry features on private property accompanied with appropriate hard and soft landscaping.

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- Landscaping shall be used to reinforce the presence of identified pedestrian avenues and promenades;
- Landscaping, tree planting and paving surfaces along Main Street shall visually support its image as an urban shopping street.
- Landscaping along street edges shall reinforce the image of the streetscape through the planting of trees on private property. The planting of trees along the street line should be coordinated with all other aspects of the site design to insure that the visibility of available parking and signage is not adversely affected, while creating a visually attractive edge for the development; and
- In general, landscape design shall unify and enhance all other elements of the development including building design, signage, pedestrian circulation, as well as views into the site from the bounding arterial roads.

Proposed Site Plan and Compliance with Official Plan Policy, and Area Guidelines

The building is located in the southeast corner of the site approximately 4.0 metres from the property line on Villagewalk Boulevard, and approximately 16 metres from the reserve along Sunningdale Road. An entrance is proposed on the east, to the north of the building. Seventy-two (72) parking spaces are proposed west and north of the building. The streetscape along Sunningdale includes planting areas with trees and low shrubs to screen the parking, and a proposed walkway to connect to the future sidewalk. The principal building entrance is oriented toward the existing sidewalk on Villagewalk.

A privacy fence along the west and north sides of the parking area to help buffer the noise and lighting impacts on the future development(s) is expected to the north and the active residential development to the west. All on-site lighting is oriented to the ground with recessed lighting fixtures to ensure minimal impact on abutting properties. A photometric plan was prepared and details of all external lighting have been provided. The lighting is proposed to be recessed and oriented to the ground and away from existing residential dwellings. Two parking lot light standards are proposed (approximately 5 metres tall) near the west boundary of the parking area. The residential units to the west back onto the proposed 2 metre retaining wall and 1.8 metre privacy fence, reducing the visual impact of light in their rear amenity space. Three street trees are being preserved along Villagewalk Boulevard.

The access into the site is proposed near the northern limit of the site on Villagewalk Boulevard. Standalone signage is proposed to prohibit left-out turning movements along Villagewalk and north-bound U-turns movements, also restricted with a median requiring exiting vehicles to head south to Sunningdale Road. No access is proposed onto Sunningdale Road.

A separate report will be prepared recommending removal of the removal of the h-53, h-99 and h-100 provisions once a development agreement has been entered into with the City. The building location, orientation, massing and general design implements the policies of the Official Plan and area guidelines. Staff are generally satisfied that the proposed site plan implements the polices of the Official Plan, Upper Richmond Village Urban Design Guidelines and Councils direction, subject to satisfying the outstanding items listed below.

Does the Development conform to the new London Plan?

The new London Plan recognizes this site as a “Main Street” Place Type that is to be considered within the context of the Urban Design Guidelines for Upper Richmond Village in Sunningdale North. Main Street Place Types are intended to function as focal points of new neighbourhoods that contain a mix of residential and commercial uses to serve surrounding neighbourhoods and support infill and intensification. The proposed site plan will be developed consistent with the intent of the London Plan Policies, including the Upper Richmond Village policies.

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Outstanding Items to be Addressed

- Acquire permissions from abutting land owner for the proposed site grading and stormwater overland flow route proposed over the property to the north.

CONCLUSION

The proposed site plan has been reviewed in conjunction with the Provincial Policy Statement; the Official Plan; the Zoning By-law; and other applicable area guidelines and is generally considered to be in conformity with the applicable policies and regulations. The proposed development generally complies with the the Site Plan Control Area By-law. Consideration of the site plan by the Approval Authority is contingent on the final acceptance of all required drawings and the applicant entering into a development agreement with the City.

PREPARED:	REVIEWED BY:
ERIC CONWAY LANDSCAPE PLANNER	LOU POMPILII 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:
1904812 Ontario Limited
c/o Don Riley
Donald A. Riley Consulting
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PEC Report - 200 Villagewalk Blvd- SP14-039271.docx