

The laneway from Raymond Street looking North



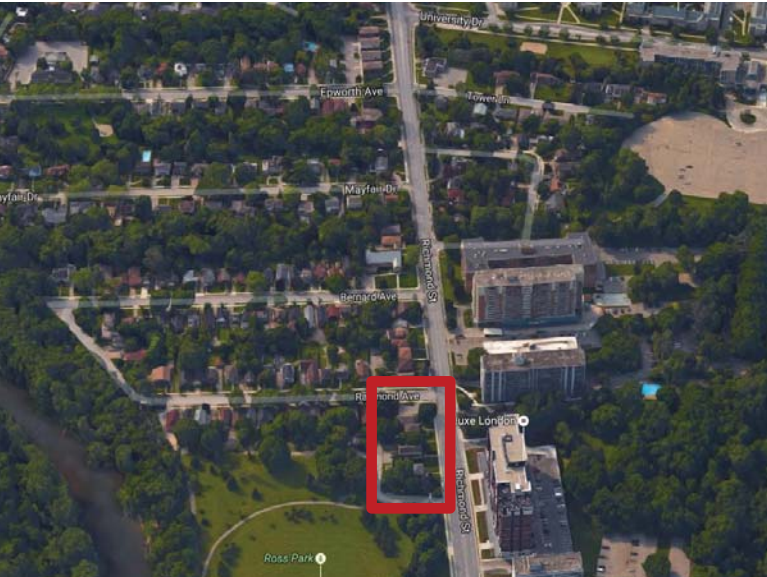
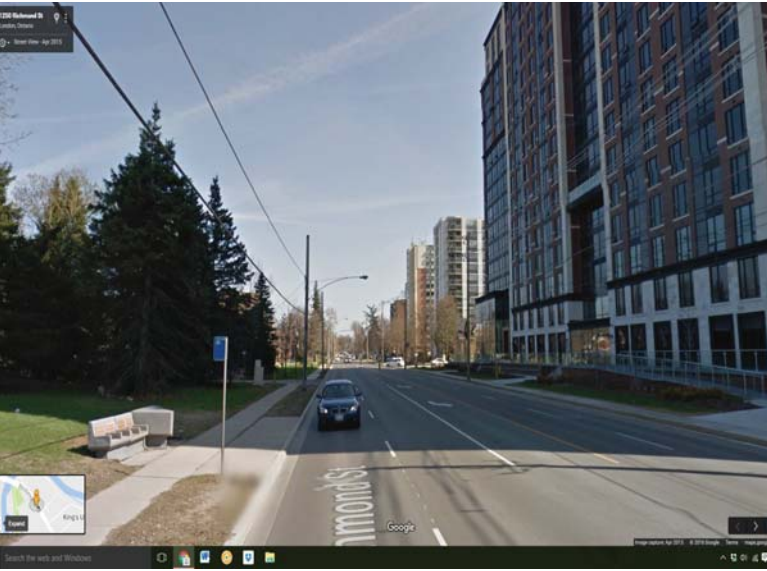
Front door of house on laneway at Raymond Street

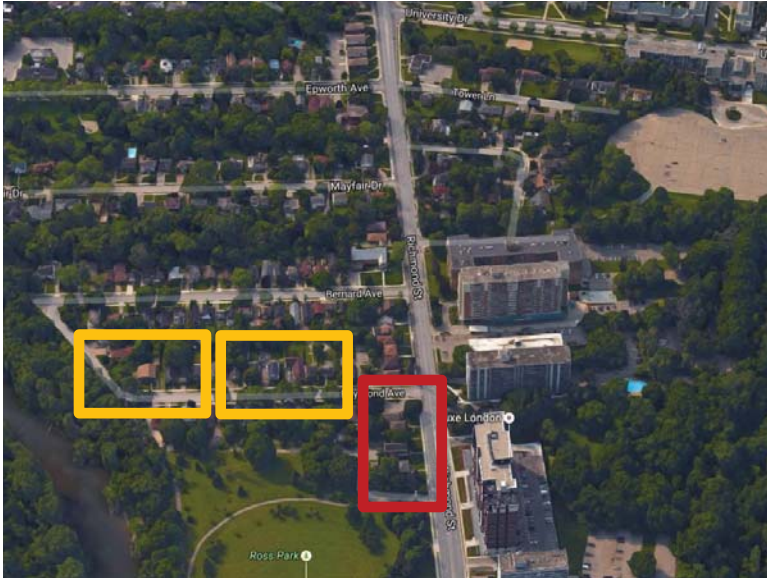


Laneway looking south



Ross Park parking lot



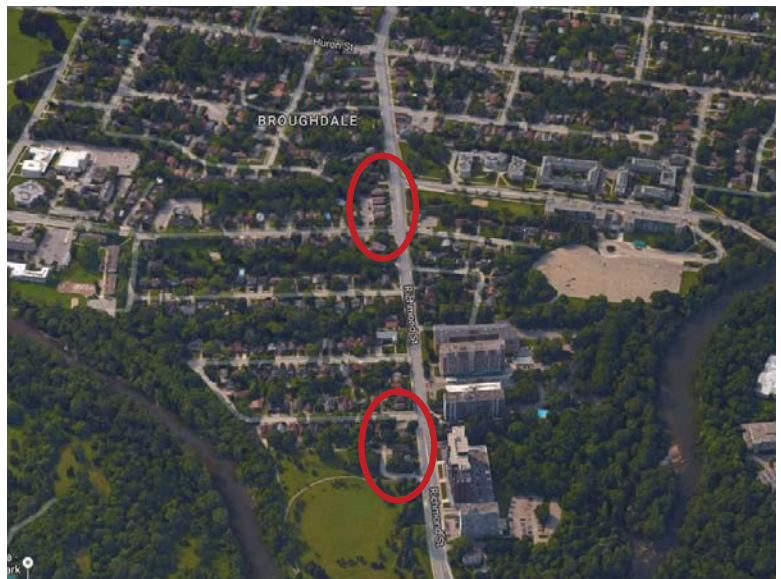


Intensity

- The applicant is requesting a zoning change. If granted, Official Plan policies permit a maximum density of *150 units per hectare* in this part of the city.
- Bonus zoning would permit an increase in the maximum density to *654 units per hectare*.

The bonus zoning is excessive

- Official Plan 19.4.4 (i)
 - The height and density bonuses received should not result in a scale of development that is incompatible with adjacent uses or exceeds the capacity of available municipal services.



OMB Decision No. 1415 Oct.21, 2002
re 1166-1170 Richmond Street

- Decision is old but principles are still valid.
- Official Plan 3.2.3: infill housing should be sensitive to height, scale and design of surrounding neighbourhood.
- “The policy is given more credence by the Gateway nature of the location, history of the community, and the architectural nature of the existing buildings.”

OMB Decision

KAP Holdings proposal: a low rise cluster of stacked townhouses with a net density of 55 units per hectare.

“Simply put, the bulk of the townhouse building as exhibited is too large, the length of its continuous face is out of character with the length of the existing buildings. It is out of scale with its surroundings. Further, the proposal is not sensitive to the continuity of the existing residential streetscape.” (page 18)

Listing for 1170 Richmond
<https://www.realtor.ca/Commercial/Multi-family/17291985/1170-RICHMOND-N6A3K9B#v=d> Viewed September 17, 2016

Listing for 1170 Richmond
<https://www.realtor.ca/Commercial/Multi-family/17291985/1170-RICHMOND-ST-LONDON-Ontario-N6A3K9B#v=d> Viewed September 17, 2016

at investment opportunity with large cash flow, 17 unit, 85 bedroom student unit at the intersection of Richmond and Epworth facing the gates of Western Hill in 2003, each unit has 3 bedrooms with 2 bathrooms. Proposed new Rental Plan may offer potential for redevelopment to a 12 storey high rise to London City Centre, Massowise Mall, grocery stores and banking. See Epworth Ave.

“...may offer potential for redevelopment to a 12 storey high rise...”

Summary of Concerns

- We agree with the staff report that the project should be rejected. However, it should be rejected on several grounds besides the floodway and issues.
- We agree with the report of the Urban Design Peer Review Panel (UDPRP) that *the proposed building is too massive for the site given the adjacency of park open-space and the single-family residential neighbourhood.*
- The massive “bonus” is neither justified nor supported and must be reconsidered.
- The effects of shadows, loss of common space, increased traffic and congestion are excessive and need to be considered in any revised proposal.
- This area is already over-intensified. Any additional intensification must be reasonable, and the cumulative effects on the Richmond corridor need to be considered.
- The committee should ask for a staff report addressing height limits along the east side of the Richmond corridor (from the bridge to Huron Street).