

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: YOUTH OPPORTUNITIES UNLIMITED 329 AND 331 RICHMOND STREET PUBLIC PARTICIPATION MEETING ON DECEMBER 4, 2017</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Youth Opportunities Unlimited relating to the property located at 329 and 331 Richmond Street:

- (a) the proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting on December 12, 2017 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property FROM a Holding Downtown Area (h-3•DA1•D350) Zone TO a Holding Downtown Area Bonus (h-3•DA1•D350•B(\_)) Zone, subject to the completion of a development agreement, to facilitate the development of a high quality, multi-storey, mixed-use building with a maximum of 36 dwelling units (556 units per hectare) which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

- i) Exceptional Building Design

The building design shown in the various illustrations contained in Schedule "1" of the amending by-law, is being bonused for features which serve to support the City's objectives of promoting a high standard of design while retaining cultural heritage features for buildings being constructed in strategic or prominent locations in the Downtown

- ii) Overall Design

329 Richmond Street

The residential portion of (3<sup>rd</sup>-6<sup>th</sup> floor) of the development provides a contemporary design separating it from the historic ground floor base through a horizontal band of curtain wall glazing. The historically designated stone archway and columns along the east and south building face of 329 Richmond Street will be preserved and infilled with curtain wall glazing. The rhythm of the existing brick piers along the York St. facade will remain. A rooftop greenhouse and landscape amenity area are to be provided.

331 Richmond Street

The east elevation of the ground floor of 331 Richmond Street will replicate the architectural style of the original building facade with brick piers infilled with storefront glazing. The second to fourth floors will maintain the existing horizontal and vertical proportions of the existing streetscape matching the brick and stone as closely as possible allowing the 4 storey structure to blend in, leaving the corner property to stand as the contemporary architectural focal point.

- (b) The Site Plan Approval Authority BE REQUESTED to consider the implementation of the facilities, services and matters described in the above clause (a) through the site plan approval process.

## EXECUTIVE SUMMARY

### Summary of Request

The requested amendment is to permit the re-use/redevelopment of the existing structures and allow for a 5-storey addition above the first storey of the existing buildings. This will result in a 6-storey building that will provide office and program space for Youth Opportunities Unlimited (YOU) on the first and second floors while permitting 36 dwelling units on floors 3-6.

### Summary of Recommended Action

The recommended zone would permit the requested uses mentioned above through a Bonus zone on the subject site. The bonus zone shall be implemented through a development agreement to facilitate the development of the requested multi-storey, mixed-use building in return for the construction of the high quality form of development illustrated in Schedule "1" of the amending by-law.

### Rationale of Recommended Action

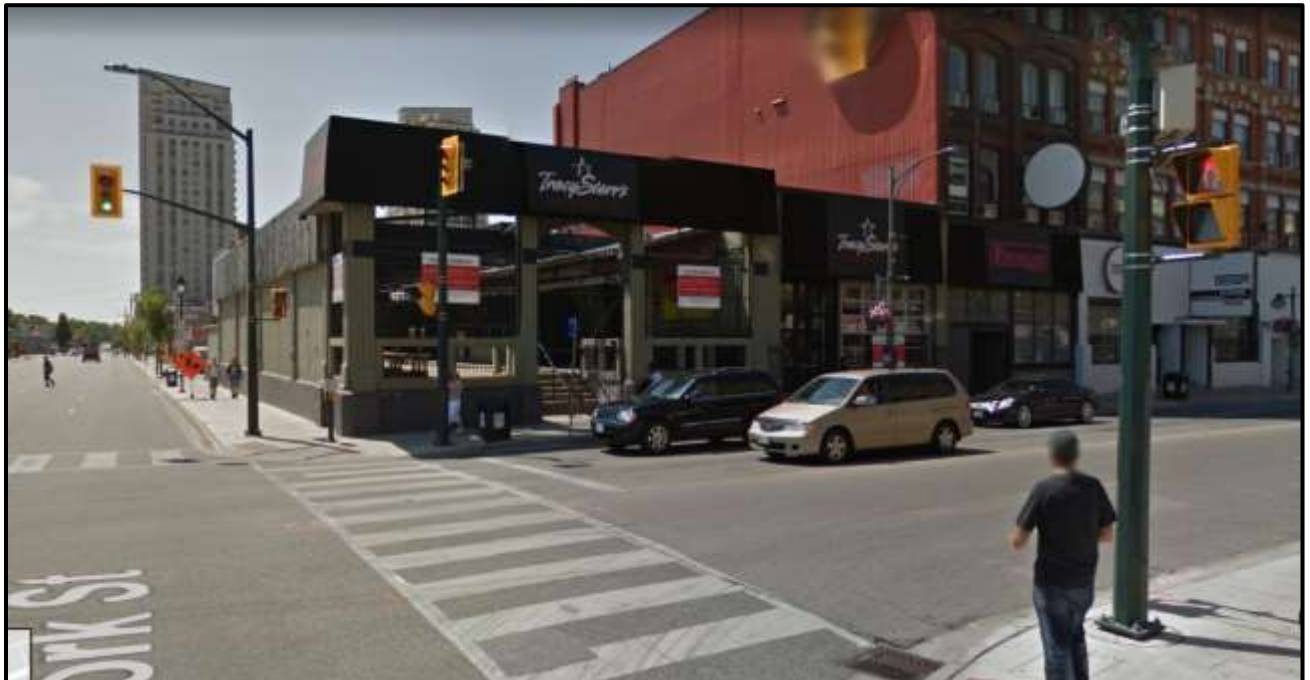
1. The recommended amendment is consistent with the PPS 2014.
2. The recommended amendment is consistent with the City of London Official Plan policies and Downtown Heritage Conservation District.
3. The recommended amendment facilitates the redevelopment of an underutilized site and encourages an appropriate form of development.
4. The bonusing of the subject site ensures the building form and design will fit within the surrounding area and provide for an enhanced design standard.
5. The recommended use is contemplated through the London Plan.
6. The recommended amendment is consistent with the planning policies of *Our Move Forward – London's Downtown Plan*.

## ANALYSIS

### 1.0 Site at a Glance

#### 1.1 Property Description

The subject site is located downtown at the northwest corner of York Street and Richmond Street. The portion of the site at 329 Richmond Street is an open air structure previously used for a wide range of uses over its life span most recently for a bar/restaurant use while 331 Richmond provides a single storey building used in conjunction with the uses at 329 Richmond Street. The surrounding buildings along the Richmond Street corridor have commercial/retail on the main floors with 2-3 storeys of generally residential uses above the main floor.



**1.2 Current Planning Information** (see more detail in Appendix D)

- Official Plan Designation – Downtown
- The London Plan Place Type – Downtown
- Existing Zoning – h\*3\*DA1\*D350 Zone

**1.3 Site Characteristics**

- Current Land Use – vacant single storey building
- Frontage – 20.7 metres (67.90 feet)
- Depth – 40.50 metres (132.87 feet)
- Area – 0.0853ha (0.21 acre)
- Shape – Rectangular

**1.4 Surrounding Land Uses**

- North – Mixed use Building
- East – Mixed use Building
- South – mixed uses (Office, commercial, parking)
- West – mixed uses (Office, commercial, parking)



### 1.5 Location Map



## **2.0 Description of Proposal**

### **2.1 Development Proposal**

The proposed development is for a 6-storey mixed-use building consisting of a mixed-use commercial facility on the first and second floor for offices and multi-purpose program space for Youth Opportunities Unlimited and other potential organizations. Floors 3 to 6 will be used for 36 new residential apartment units, including a range of studio, one bedroom and two bedroom units designed to accommodate a wide variety of tenants including young mothers, seniors and students. The proposal has identified that it will provide a rooftop patio, greenhouse and vegetable garden for the residents.

## **3.0 Relevant Background**

### **3.1 Planning History**

The subject site has been used for a variety of uses in the past, with the structure at 329 Richmond Street most recently used as an open air bar while the building at 331 Richmond Street was used for commercial/retail uses occasionally in association with 329 Richmond Street. The Downtown London Heritage Conservation District Plan (HCD) describes the original structure as a four storey brick building with decorative windows and an ornamental archway. The building at 331 Richmond Street, which dates back to 1890, is presently a single storey enclosed structure. The building was built as a four storey brick building, with an architectural style consistent with adjacent heritage buildings on Richmond Street. All of these properties are located within the Downtown Heritage Conservation District (HCD), designated under Part V of the Ontario Heritage Act and both buildings are identified as having historic significance in the HCD.

### **3.2 Requested Amendment**

The requested amendment would permit the re-use/redevelopment of the existing structures and allow for a 5-storey addition above the existing first storey. This will result in a 6-storey building that will provide office space for Youth Opportunities Unlimited (YOU) on the first and second floors while permitting 36 apartment units on floors 3-6. The apartment will include a mix of studio, one and two bedroom units and provide housing units for new mothers and YOU clients. The amendment will require a change to the Zoning By-law Z.-1 from a Holding Downtown (h-3\*DA1\*D350) Zone to a Holding Downtown Bonus (h-3\*DA1\*D350\*B ( \_ )) Zone. The Downtown Area zone regulates the City's most dominant and intensive commercial business area which serve the City and region. The permitted uses include a full range of commercial, service, and office uses with residential uses permitted above the first floor. The proposed bonus zone will permit a residential density of 556 uph in return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan. Other provisions such as parking and residential setbacks may also be considered through the re-zoning process as part of the bonus zone.

The current zoning on the subject site includes a holding provision (h-3) to ensure that a wind impact assessment is completed for any development that is proposed to be constructed with a height over 30.0m in height. The proposed development does not exceed this height requirement and therefore no wind assessment was required as part of a complete application and no wind impacts are anticipated. Therefore the existing holding provision (h-3) will remain on the site to ensure that any future development which exceeds the 30 metres in height completes the appropriate wind study.

### **3.3 Community Engagement (see more detail in Appendix B)**

Through the community engagement process no public concern was raised. City Staff also had limited concerns with the proposed development as both Heritage matters and Urban Design matters were addressed through the proposed form and design of the development by integrating and maintaining several of the existing heritage attributes of the site and surrounding area.

The City's Wastewater and Drainage Engineering division did note that the site is in an area where significant wet weather flows in the sanitary sewer system occur. The potential impacts of this development on the existing system will need to be addressed during the site plan approval process by the applicant's engineer.

### **3.4 Policy Context** (see more detail in Appendix C)

#### **Provincial Policy Statement (2014)**

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use and development. Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns of the PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs. It also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs. The PPS encourages settlement areas (1.1.3 Settlement Areas) to be the main focus of growth and development and directs municipalities to provide for appropriate range and mix of housing types and densities to meet projected requirements of current and future residents (1.4 Housing).

The policies of the PPS require municipalities to identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock [1.1.3.3] while promoting appropriate development standards which facilitate intensification, redevelopment and compact form [1.1.3.4] and promoting active transportation limiting the need for a vehicle to carry out daily activities [1.1.3.2, 1.6.7.4].

The PPS ensures consideration is given to culturally significant heritage properties and that they are protected from adverse impacts by restricting development and site alteration on adjacent lands to protected heritage property unless it has been demonstrated that the heritage attributes of the protected heritage property will be conserved." [2.6.3.].

#### **Official Plan**

The Official Plan outlines Planning Objectives (sec. 4.1.1) in the Downtown which should strive to be met through all forms of development within the core. The Official Plan seeks to promote the continued development of the Downtown by promoting a wide range of uses and encourages the growth of the residential population. It also encourages the provision of a high level of transit services as well as enhancing the attractiveness and accessibility of the Downtown for residents and visitors.

The Downtown policies of the Official Plan also provide Urban Design Objectives and in order to create quality forms of development in the Downtown Area. The policies encourage a high standard of design and require new development be considerate and compatible to surrounding architectural styles and buildings with historic significance [sec. 4.1.2].

The City's Downtown is where the largest densities of office and retail uses shall be located and it is also where the highest residential densities are promoted. The continued increase in residential density is encouraged in order to attract and support the higher intensity of uses and services such as public transit. The highest density permitted without the use of Bonus Zoning is 350 uph for residential developments. In order to create a sustainable downtown population, the policies of the Official Plan permit increases in density provided the proposal satisfies density bonusing provisions of the Plan [sec. 4.1.7. i]. The policies of the Official Plan permit Bonus Zoning as a means of achieving enhanced development features that result in a public benefit which



cannot be obtained through the normal development process in return for permitting increased heights and densities. The Planning Act provides direction on bonusing which allows municipalities to use bonusing provisions in their Official Plan in return for facilities, services, or matters, as are set out in the By-law.

The Official Plan encourages the efficient utilization of lands and buildings within the Downtown through the development of vacant or under-utilized land. The Downtown area provides a unique building stock that provides opportunity for the potential redevelopment, rehabilitation or conversion (4.1.8) of these structures. It also promotes enhancing the pedestrian circulation in the area and the appearance and continuity of the shopping environment (4.1.9).

Development within the Downtown Area is required to consider the potential impacts of street level winds. New development should not alter existing wind conditions to the extent that it creates or aggravates conditions of wind turbulence and velocity which hamper pedestrian movement, or which discourage the use of open space areas (4.1.7(iii)).

### **Downtown Heritage Conservation District**

As the subject site is designated under the Ontario Heritage Act, and is located adjacent to other heritage designated properties. A Heritage Impact Statement (HIS) was submitted as part of a complete application which was consistent with the Ministry of Culture (now Ministry of Tourism, Culture and Sport) guidelines to assess potential impacts of the proposed development. The assessment of impact included on site resources, adjacent properties, and the Downtown HCD. The HIS was prepared by Cornerstone Architecture Inc. (dated August 17, 2017).

The Zoning Amendment Application and Heritage Impact Statement (HIS) have been considered by Heritage Staff and the London Advisory Committee for Heritage (LACH). Both Heritage Staff and LACH are satisfied that there will be no adverse impacts to adjacent heritage designated properties and to the urban fabric within the Downtown Heritage Conservation District.

### **London's Downtown Plan**

The proposal implements the guidelines of London's Downtown Plan, specifically Strategic Direction 5 (Build a Great Neighbourhood) which encourages "*...a distinct urban neighbourhood that builds upon and conserves downtown's cultural heritage values*".

### **London Plan**

The subject site is located in the Downtown Place Type in the London Plan which shares similar policies to the current Official Plan. The Downtown Place Type promotes the highest-order mixed-use activity centre in the city and permits a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses. It also encourages mixed-use buildings with retail and service uses encouraged at grade, with residential and non-service office uses that do not serve a walk-in clientele directed to the rear of buildings and to upper floors.

The London Plan also ensures that any proposed development will conform to the City Design policies, Our Move Forward: London's Downtown Plan and the Downtown Design Manual and the Downtown Heritage Conservation District Plan and related guidelines.

#### **4.0 Key Issues and Considerations**

Through the circulation process no public concern was raised about the proposed development and rezoning application. The main issues with the proposal are ensuring the the development proposal is in keeping with the Heritage Conservation District Policies and that an compatible form of development is being achieved.

##### **4.1 Issue and Consideration #1 – Heritage Conservation District/Design**

As previously mentioned the Downtown area is designated as a heritage conservation district and as such any proposed development is required to conform to the policies of the district. The PPS ensures consideration is given to culturally significant heritage properties and that they are protected from adverse impacts. *“Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”* [2.6.3.]. The Downtown policies of the Official Plan provides Urban Design Objectives to help guide and create quality forms of development in the Downtown Area. The policies encourage a high standard of design and that new development be considerate and compatible to surrounding architectural styles and buildings with historic significance [sec. 4.1.2].

In order to ensure that the proposal is in keeping with these policies and is considered appropriate within its surrounding context, a Heritage Impact Statement (HIS), Urban Design Brief and design review by the Urban Design Peer Review Panel was required as part of the review process. Heritage Staff and LACH reviewed the proposed design and HIS to ensure that the proposed building will maintain and protect the heritage attributes of the surrounding properties and are supportive of the proposed development.

The proposed form of development is sensitive to the surrounding buildings and retains several of the historic building elements which include the stone pillars and archways of 329 Richmond Street. The building design provides a focal point at an important gateway into the Downtown helping enhance the attractiveness of the area by redeveloping a site that has continued to change uses and has undergone building alterations that have detracted from its consistency with its surrounding context. The façades of the proposed development are composed in a manner consistent with the rhythm of storefronts in the area creating a positive interface at the pedestrian scale. The second storey of the proposed development is entirely glazed providing a transition from the retained historic elements of the first storey (stone pillars and archway) to the more contemporary architectural style. Urban Design Staff and the Urban Design Peer Review Panel both reviewed the proposed design and feel that overall it is a good fit on the site and compatible with the surrounding context.

##### **4.2 Issues and Considerations #2 – Bonusing Provisions**

The City’s Downtown is where the largest densities of office and retail uses shall be located and it is also where the highest residential densities are promoted. The continued increase in residential density is encouraged in order to attract and support the higher intensity of uses and services such as public transit. The highest density permitted without the use of Bonus Zoning is 350 units per hectare (uph) for residential developments. In order to create a sustainable downtown population, the policies of the Official Plan permit increases in density above 350 uph provided the proposal satisfies density bonusing provisions of the Plan [sec. 4.1.7. i)]. As previously indicated, the applicant has applied to increase the density above the permitted 350 uph through the bonusing provisions outlined in Section 19.4.4 of the Official Plan. The policies of the Official Plan permit Bonus Zoning as a means of achieving enhanced development features which result in a public benefit that cannot be obtained through the normal development process in return for permitting increased heights and densities. The



Planning Act provides direction on bonusing which allows municipalities to use bonusing provisions in their Official Plan in return for facilities, services, or matters, as are set out in the By-law. The proposed building form and design and ability to incorporate several heritage design elements and urban design features, along with the rooftop greenhouse and amenity area, which may not otherwise be implemented through the normal development approvals process, allow the proposed development to qualify for Bonus Zoning in conformity to the policies of the Official Plan. These bonusable features are outlined below:

- i) Exceptional building design by including features which serve to support the City's objectives of promoting a high standard of design while retaining cultural heritage features for buildings being constructed in strategic or prominent locations in the Downtown
- ii) Overall design by providing a contemporary form between the 3<sup>rd</sup> and 6<sup>th</sup> floors of 329 Richmond Street separating it from the historic ground floor base through a horizontal band of curtain wall glazing. The historically designated stone archway and columns along the east and south building face of 329 Richmond Street will be preserved and infilled with curtain wall glazing. A rooftop greenhouse and landscape amenity area are to be provided.

The east elevation of the ground floor of 331 Richmond Street will replicate the architectural style of the original building facade with brick piers infilled with storefront glazing. The second to fourth floors will maintain the existing horizontal and vertical proportions of the existing streetscape matching the brick and stone as closely as possible allowing the 4 storey structure to blend into the context.

In order to implement the identified items for bonus zoning, section 19.4.4 iv) of the Official Plan states that:

*“As a condition to the application of bonus zoning provisions to a proposed development, the owner of the subject land will be required to enter into an agreement with the City, to be registered against the title to the land. The agreement will deal with the facilities, services, or matters that are to be provided, the timing of their provision, and the height or density bonus to be given.”*

Bonus zoning is implemented through a development agreement with the City that is registered on title to the lands. The development agreement is intended to “lock in” the design features that will be incorporated into the form of development to merit the additional density. Through the site plan approval process, the proposed development will be reviewed to ensure that all facilities, services and matters that have warranted bonus zoning have been incorporated into the development agreement. These design features are highlighted in the recommendation and the amending by-law included in the illustrations attached as Schedule “1”.

### **4.3 Issue and Consideration # 3 – Wind Assessment**

Development within the Downtown Area is required to consider the potential impacts of street level winds. New development should not alter existing wind conditions to the extent that it creates or aggravates conditions of wind turbulence and velocity which hamper pedestrian movement, or which discourage the use of open space areas (4.1.7(iii)). The current zoning on the subject site includes a holding provisions to ensure that a wind impact assessment is completed for any development that is proposed over 30.0m in height. The proposed development does not exceed this height requirement and therefore no wind assessment was required as part of a complete application and no wind impacts are anticipated. The existing holding provision will remain on the site to ensure that any future development which exceeds the 30 metres in height completes the appropriate wind study.

#### 4.4 Issue and Consideration # 4 – Zoning Provisions

The current zoning includes various setback requirements for developments such as the apartment proposed by the applicant. The Zoning By-law requires that any residential portion of the building shall be set back “1.2 metres (3.9 feet) per 3 metres (9.8 feet) of main building height or a fraction thereof above 15 metres (49.2 feet)”. On small sites, such as the subject site, this regulation would drastically limit the potential height or development potential of new buildings. The proposed building provides a setback of 2 metres after the 5<sup>th</sup> storey at 329 Richmond Street and after the 4<sup>th</sup> storey at 331 Richmond Street which helps the development maintain a similar built form to the existing buildings in the area. In order to develop the site as proposed a 0 metre setback is recommended until the 5<sup>th</sup> and 6<sup>th</sup> storeys of the respective properties. This provision will be in keeping the Downtown Heritage Conservation District Plan as noted in Heritage Staff comments ensuring that proposal retains the scale and spatial understanding of the Downtown at this location.

Since the proposed building contains two floors of office and program space, parking is required at a rate of 1 space per 90m<sup>2</sup>. This results in a parking requirement of 7 spaces where the development proposes 1 parking space. The requirement for 7 spaces is minimal especially given the property’s location in the Downtown where drivers may use the surrounding commercial parking lots or on-street parking. There is also an abundance of public transportation available thereby reducing the need for vehicular modes of transportation to access these retail spaces. The recommended zoning includes a special provision requiring zero parking spaces be provided.

More information and detail is available in Appendix B and C of this report.

#### **5.0 Conclusion**

The requested amendment to add a bonus zone on the subject site to permit a density of 556 uph would facilitate a purpose-built development which would include a 6-storey mixed-use building with offices and multi-purpose program space and a total of 36 new residential units. The recommended zoning is consistent with the PPS 2014 and with the City of London Official Plan policies and Downtown Heritage Conservation District. The recommendation will facilitate the redevelopment of an underutilized site and encourages an appropriate form of development while the use of a bonus zone ensures that the building form and design will fit within the surrounding area and provide for an enhanced design standard.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>MIKE CORBY, MCIP, RPP PLANNER II, CURRENT PLANNING</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

July 24, 2017

November 27, 2017

MT/mt

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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)  
2018

By-law No. Z.-1-18\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 329 and 331 Richmond Street.

WHEREAS Youth Opportunities Unlimited has applied to rezone an area of land located at 329 and 331 Richmond Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

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 lands located at 329-331 Richmond Street, as shown on the attached map comprising part of Key Map No.A.107, from a Holding Downtown Area (h-3\*DA1\*D350) Zone to a Holding Downtown Area Bonus (h-3\*DA1\*D350\*B(\_)) Zone.
- 2) Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

4.3) B(\_) 329 and 331 Richmond Street

The Bonus Zone shall be implemented through a development agreement to facilitate the development of a high quality, multi-use building, a total of 36 dwelling units and density of 556 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

a) Regulations:

i)	Density (maximum)	556 units per hectare (226 units per acre)
ii)	Height (maximum)	27 metres (88.58 feet)
iii)	Parking (minimum)	0 parking spaces
iv)	Front/Exterior Side Yard (minimum)	0 metres (0 feet)
v)	Stepback after 4 <sup>th</sup> storey at 331 Richmond Street (Minimum)	2 metres (6.56 feet)
vi)	Stepback after 5 <sup>th</sup> storey at 329 Richmond Street (Minimum)	2 metres (6.56 feet)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on December 12, 2017

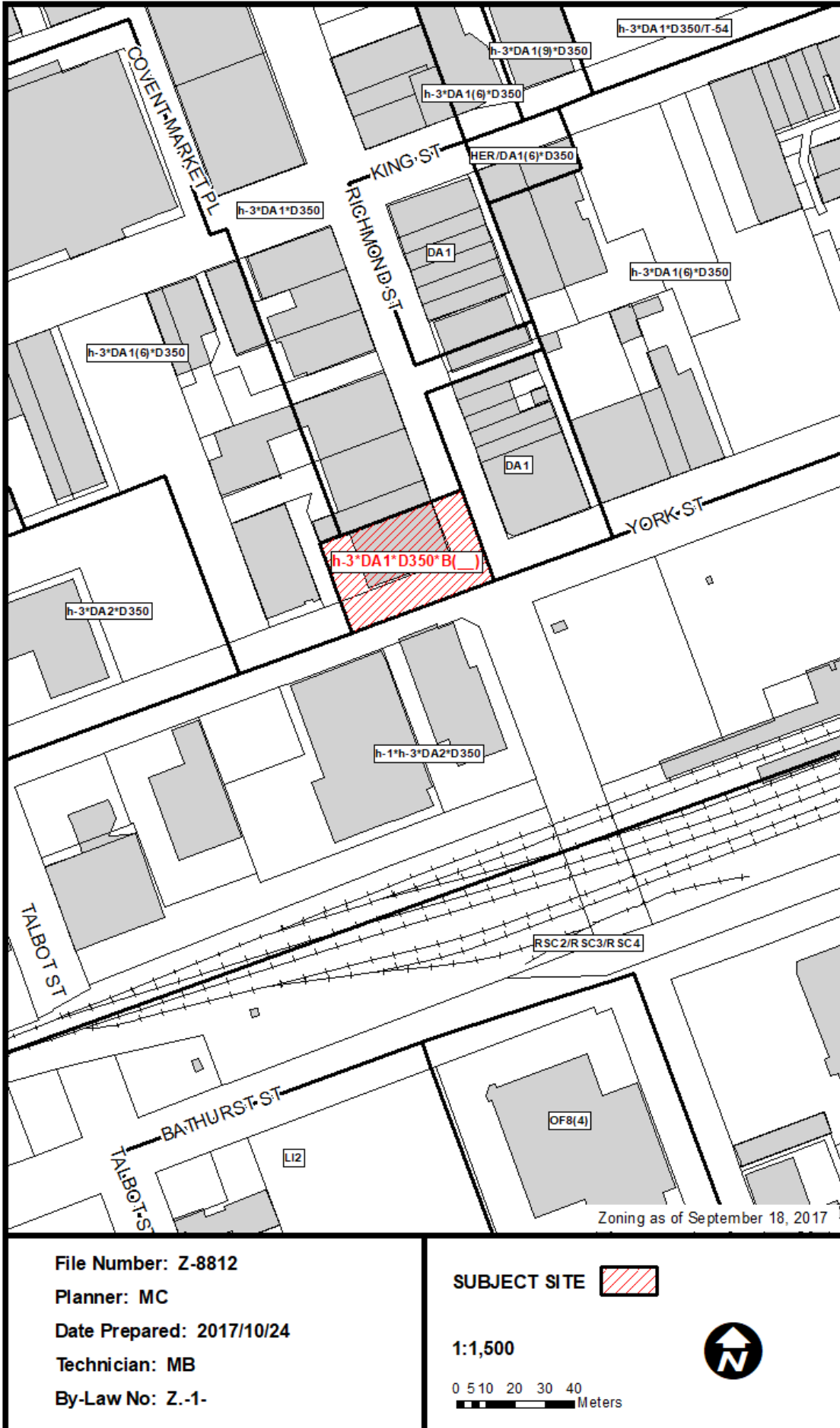
Matt Brown  
Mayor

Catharine Saunders  
City Clerk

First Reading – December 12, 2017  
Second Reading – December 12, 2017  
Third Reading – December 12, 2017

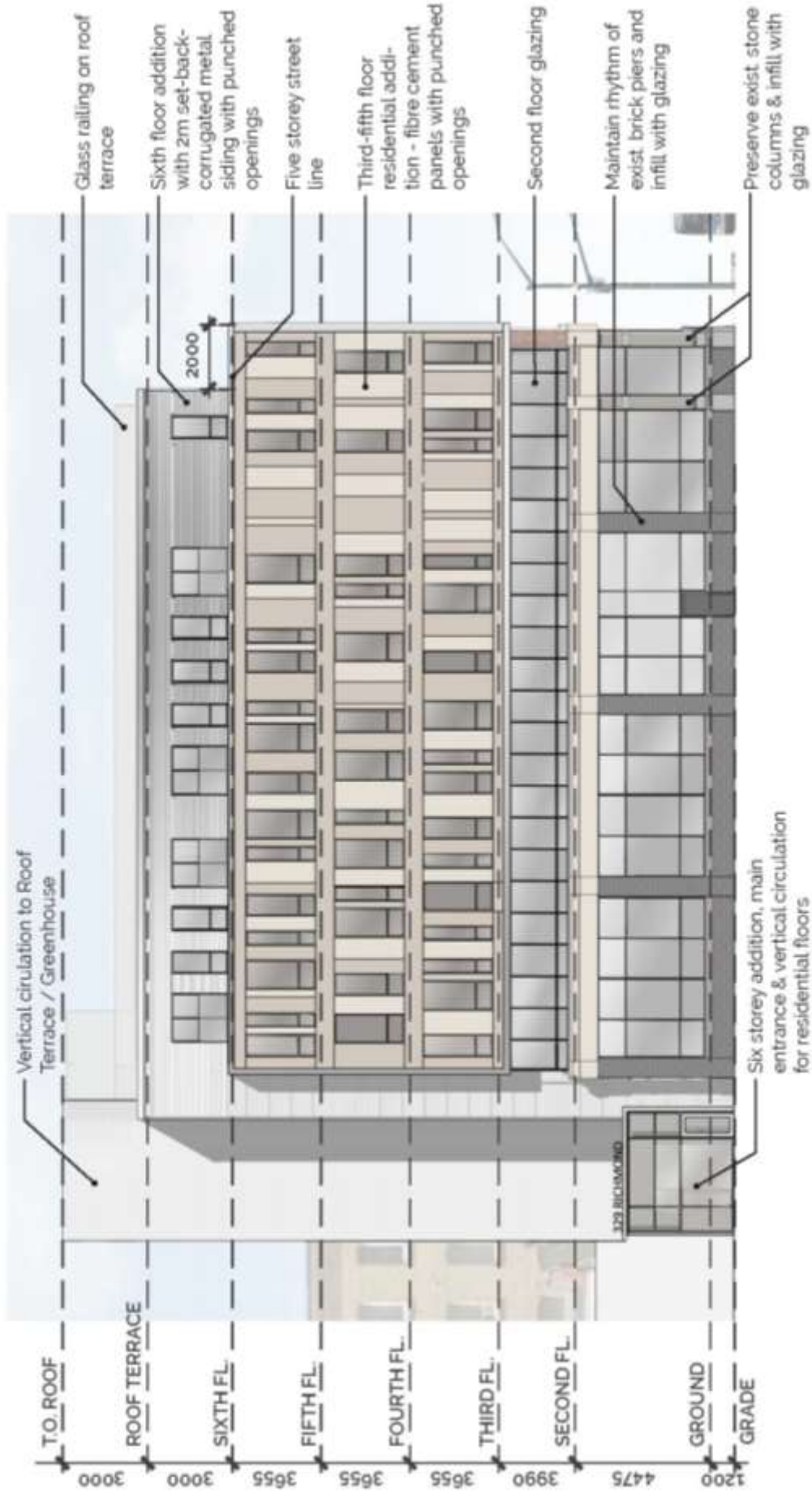


AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



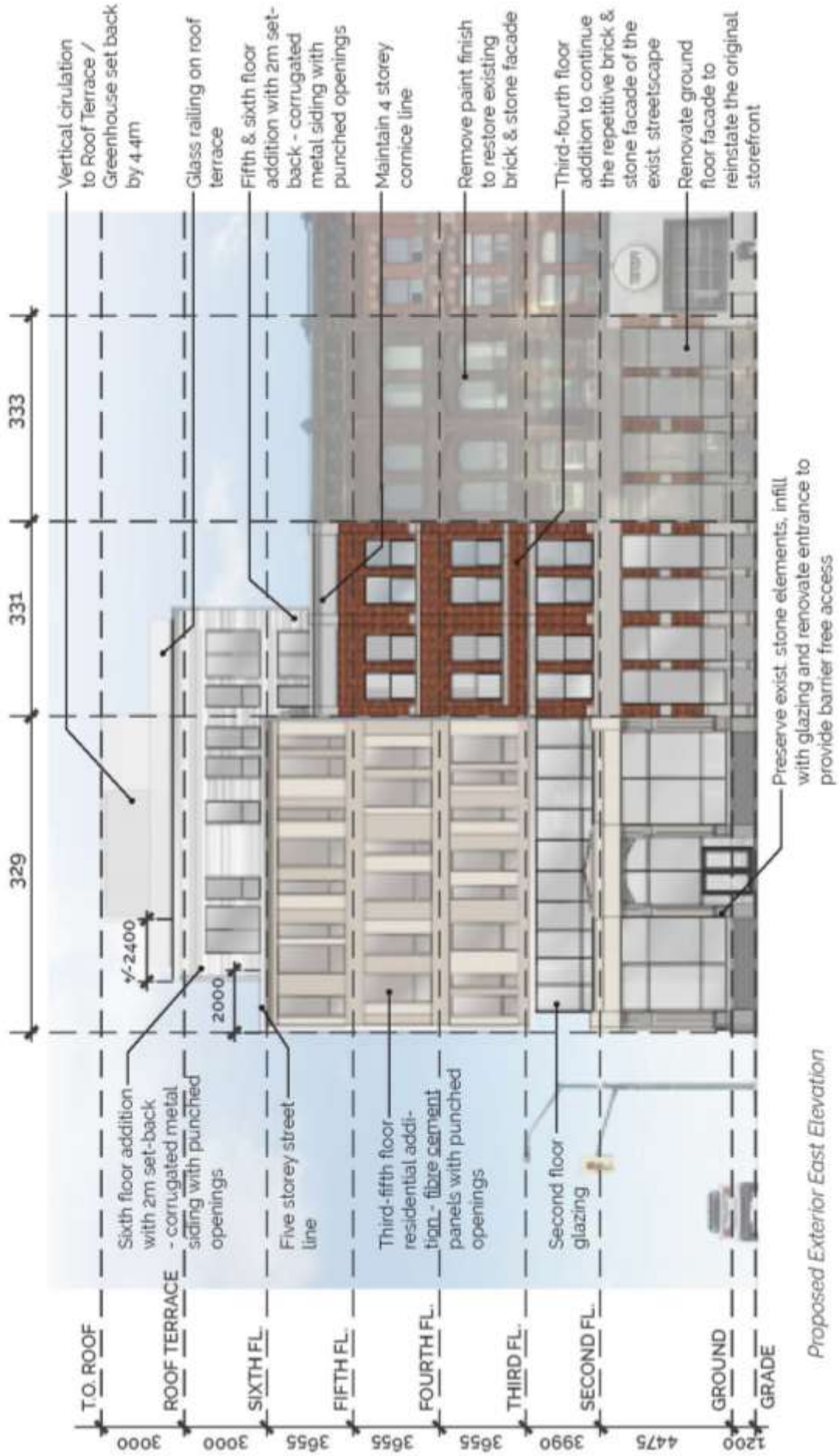
Schedule 1

Proposed Exterior Elevations

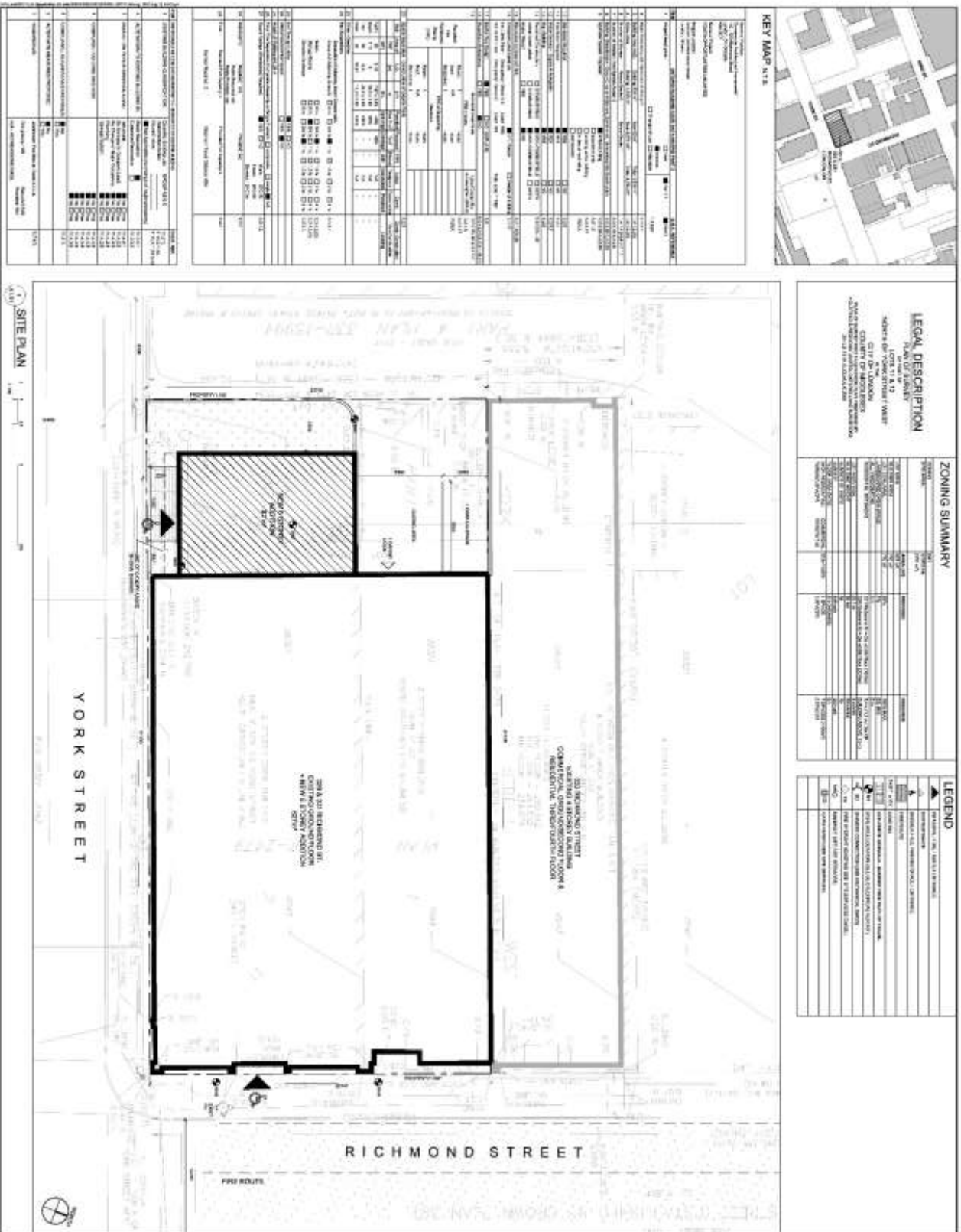


Proposed Exterior South Elevation

Proposed Exterior Elevations



Proposed Exterior East Elevation



<b>A1.01</b>	<b>Youth Opportunities Unlimited</b> 400-400-4000 400-400-4000 400-400-4000		<b>CORNERSTONE ARCHITECTURAL</b> 100-100-1000 100-100-1000 100-100-1000	
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## Appendix “B” – Public Engagement

### Community Engagement

**Public liaison:** On September 6, 2017, Notice of Application was sent to 53 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on September 7, 2017. A “Planning Application” sign was also posted on the site.

14 replies were received

**Nature of Liaison:** The purpose and effect of this zoning change is to permit the re-use/redevelopment of the existing structure and allow for a 5 storey addition above the existing structures. This will result in a 6 storey building that will provide office space for Youth Opportunities Unlimited (YOU) on the first and second floors while permitting 36 apartment units on floors 3-6. The apartment will include a mix of one and two bedroom units and provide housing units for new mothers and YOU clients.

Change Zoning By-law Z.-1 from a Holding Provision Downtown (h-3\*DA1\*D350) to a Holding Provision Downtown Bonus (h-3\*DA1\*D350\*B ( \_)) to permit the same range of uses which currently exists with a bonus zone to permit a residential density of 587uph in return for return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan. Other provisions such as parking and residential setbacks may also be considered through the re-zoning process as part of the bonus zone.

**Responses:** No responses received

### Agency/Departmental Comments

#### Heritage Staff – September 20, 2017

The subject site for the Zoning By-law Amendment (Z-8812) includes 329 Richmond Street, 331 Richmond Street, and 333 Richmond Street. All of these properties are located within the Downtown Heritage Conservation District, designated under Part V of the Ontario Heritage Act.

#### Heritage Impact Statement

As the subject site is designated under the Ontario Heritage Act, as well as adjacent to other heritage designated properties, a Heritage Impact Statement (HIS) was submitted as part of a complete application. The HIS used the Ministry of Culture (now Ministry of Tourism, Culture and Sport) guidelines to assess potential impacts of the proposed development as identified in The InfoSheet #5 Heritage Impact Assessments and Conservation Plans. The assessment of impact included on site resources, adjacent properties, and the Downtown HCD. The HIS was prepared by Cornerstone Architecture Inc. (dated August 17, 2017).

#### Proposed Development

The subject site has existing character defining elements (heritage attributes). The design approach articulated by the HIS integrates/reintegrates these elements into the proposed development in an appropriate and sensitive manner that retains their authenticity as historic building elements. For example, the stone pillars and archway at 329 Richmond Street will be preserved and will retain their function as defining the architectural bays of the building and the archway will still serve as the primary entrance on Richmond Street.



The Downtown Heritage Conservation District Plan anticipates continued growth and development of London's Downtown, and has policies and guidelines to help manage change within the Downtown Heritage Conservation District "to help ensure that new construction respects the history that will surround it in material, massing and other aesthetic choices" (Section 6.1.4, Downtown Heritage Conservation District Plan, p.6.39). The proposed development adheres to the policies and guidelines of the Downtown Heritage Conservation District Plan, particularly Sections 6.1.4 (New Construction), 6.1.4.2 (Infill), and 6.2.2. (Commercial Landscape). The proposed development achieves the direction of the Downtown Heritage Conservation District Plan for new development to be physically and visually compatible, without trying to replicate whole buildings from the past. This is executed in the height, massing, step backs, and façade composition of the proposed development.

#### 329 Richmond Street

The height and massing of the proposed development at 329 Richmond Street reflects that of the building previously on the site. The height of the proposed development is slightly above the 18 metre height limit stated in the Downtown Heritage Conservation District Plan at approximately 20.6m. As a corner property and based on historic photographs (included within the HIS) showing a slightly taller building at this corner location, this slight deviation is supportable. The proposed development complies with the 2 metre step back above this height limit to maintain the streetscape (Downtown Heritage Conservation District Plan, p.6.42).

The façades of the proposed development is composed in a manner consistent with the rhythm of storefronts commonly found in the Downtown Heritage Conservation District, as well as the horizontal patterns of abutting buildings. The proposed development exceeds the guidelines recommending 25%-75% glazing on the upper stories; the second storey of the proposed development is entirely glazed. While this exceeds the guideline, it provides a transition from the retained historic elements of the first storey (stone pillars and archway) to the more contemporary architectural language of the third, fourth, fifth, and sixth stories of the building.

#### 331 Richmond Street

The HIS articulates this approach as "using modern construction and materials will allow the design to stand as a contemporary interpretation of the past" (Heritage Impact Statement, p4). This is particularly appropriate for the design approach for 331 Richmond Street, which provides a transition from the historic Waterloo Block (333 Richmond Street) to the more contemporary style proposed at 329 Richmond Street.

#### 333 Richmond Street

The existing building at 333 Richmond Street will be retained and rehabilitated. This existing building provides strong precedence and direction for the massing and façade composition of the proposed developments at 329 Richmond Street and 331 Richmond Street. Details of the rehabilitation can be refined and executed through the Heritage Alteration Permit process.

The Heritage Planner concurs with the assessment of impacts and design approach outlined in the Heritage Impact Statement, and note that the implementation can be executed through the Heritage Alteration Permit process (e.g. how the stone pillars and archway will be preserved in situ). The Heritage Planner concurs in principle with the summary statement of the HIS:

*The proposed design will preserve existing historic elements, reference the architectural expression of the original buildings and integrate modern architecture through the following techniques:*

- *Restore the remaining historic architectural elements along York and Richmond Street and integrate them into the renovated ground floor base that maintains the architectural style of the 1880s.*
- *Restore the original finish of the east façade at 333 Richmond St. and continue the repetitive façade of the four storey street block to fill in the missing pieces that was once present at 331 Richmond St.*
- *Reference the massing of the original building at 329 Richmond St. and highlight the corner property by increasing the building height by one storey and emphasizing the façade using a distinctly contemporary architectural style (Heritage Impact Statement, p. 9).*

#### Heritage Alteration Permit

An approved Heritage Alteration Permit will be required before a Building Permit can be issued for the construction of the proposed development. Within the Heritage Alteration Permit application, detailed information will be required for the following alterations in particular:

- Detailed plans for the rehabilitation of the building façade at 333 Richmond Street, including but not limited to: brick cleaning, masonry repointing/repairs, windows, and entrance alterations; and,
- Detailed plans on the in situ retention and preservation of the stone pillars and archway at 329 Richmond Street.

#### Development Services - October 6th, 2017

The City of London's Environmental and Engineering Services Department offers the following comments with respect to the aforementioned Zoning By-Law amendment application:

#### Transportation

No comments for the re-zoning application.

The following items are to be considered during the development application approval stage:

- The below road widening's are required if the building and its foundation are being demolished and rebuilt, if the addition is to the existing structure/foundation the road widening would not be required as the existing building is essential at the property line.
  - Road widening dedication of 13.0m from centre line required on York Street
  - Road widening dedication of 12.2m from centre line required on Richmond Street
- The applicant shall provide maintenance use and easement agreement for the shared access with the abutting properties.

#### SWED

No comments for the re-zoning application.

The following items are to be considered during the development application approval stage:

- The subject lands are located in the Central Thames Subwatershed. The Developer shall be required to apply the proper SWM practices to ensure that the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions;

- The Owner shall submit a servicing report prepared by a Professional Engineer, licensed in the province of Ontario, for the subject site. The report is to be in accordance with City of London and MOECC standards and guidelines, all to the satisfaction of the City Engineer. The report shall take into account any drawings, reports, and previously prepared development agreements;
- The Owner's Professional Engineering may be required to design Private Permanent Systems (PPS) for this site as per City of London Deigns Standards and Requirements. The PPS shall meet the criteria detailed in the applicable report or study for the site;
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, where possible, to the satisfaction of the City Engineer.
- The Owner is required to provide a lot grading plan for stormwater flows and address major overland flow paths to safely convey the 250 year storm event.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An and erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MOECC standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Functional Storm/Drainage Servicing Report.

## **Water**

No comments for the re-zoning application.

The following items are to be considered during the development application approval stage:

- The applicant should be aware that they will not be permitted to use the existing water service for 333 Richmond St in order to service this property, as they have indicated in their preliminary servicing report. An independent water service must be provided to service this parcel in order to avoid the creation of a regulated non-municipal drinking water system.

## **WADE**

WADE has yet to provide comments to this re-zoning application. Based on the fact that this is within the downtown area and there is a combined sewer, WADE will need to review and provide commentary on the preliminary servicing report prior to finalizing our comments to the applicant. Based on our cursory review of the preliminary servicing report and WADE's comments during site plan consultation, the report seems to be missing information WADE had requested...the peak flow for the maximum density which the proposed zone would permit.

### **WADE - October 11, 2017**

The proposed rezoning amendment will exceed the D350 density and with 25% bonusing the density is 437 uph. It appears that 587 units per hectare is proposed with this application. There are significant wet weather flows in the sanitary sewer system which serves this site.

The applicant's Consulting Engineer will need to include in their report an inventory of the existing building and lot including: 1) all existing sanitary and storm outlets 2) all existing connections to the combined sewer, including but not limited to weeping tile connections, roof water leaders, catchbasins, reverse grade driveway, etc. In the case

of uncertain connections, dye testing may be required to verify if the discharge is directed to the sanitary or storm sewer. In the report the applicant is to provide possible mitigating measures which would allow the zoning amendment and subsequent development to proceed. The applicant may be required to demonstrate no negative impact from this development, including wet weather flows in the combined sewer. This may include possible offset of flows through attenuation of storm flows or demonstrating a storm outlet.

The purpose of the inventory is to confirm outlets to identify how 329-333 Richmond is serviced. There is a 1094mm equivalent combined sewer on Richmond Street and 1050 mm combined sewer on York Street. It is noted that major sewer improvements are planned along York Street that will separate sanitary and storm sewers with a current schedule for 2019. Depending on timing the Owners Engineer will need to co-ordinate servicing with WADE along with the scheduling of the major sewer improvements on York St.

The development will be required to separate internal / external sanitary and storm systems and provide new connections to the combined 1050 mm sewer on York Street. In an effort to distinguish between storm and sanitary p.d.c.'s to the combined each PDC will need to distinguish sanitary from storm.

This will assist with the capital works project that will separate the sanitary sewer flows from the storm flows on York Street/Richmond Street. In addition at Site plan stage a note is to be added to the drawings and a clause put in the DA to the effect that the Owner's Professional Engineer is to provide a PDC report to WADE, as well as, update City records to reflect installation and location of the respective storm and sanitary PDC's all in accordance with the accepted drawings.

The proposed building may require an inspection manhole depending on the location of the proposed sanitary p.d.c..

The Developer shall be required to provide basement flooding protection for any development located on the subject lands for the prevention of possible sewage backflow from the existing combined sewer.

### **LACH – October 4, 2017**

That M. Corby, Planner II, BE ADVISED that the London Advisory Committee on Heritage supports the application to amend the Zoning By-law by Youth Opportunities Unlimited related to the properties located at 329 and 331 Richmond Street as well as the Heritage Impact Statement appended to the notice dated September 7, 2017;

### **Urban Design - October 25, 2017**

Urban Design has reviewed the above noted documents and provide the following comments consistent with the Official Plan and applicable by-laws and guidelines:

- The applicant is commended for incorporating the following into the design:
  - all components of the building are connected to each other through scale, materials, datum lines and rhythm;
  - the corner provides a focal point at this important gateway into the Downtown, while respecting the heritage character of existing buildings;
  - the new addition on York Street is integrated into the rest of the building, and including a canopy and signage to mark the apartment entrance; and
  - a step back is accommodated on the upper floors, maintaining the pedestrian scale streetscape.

## Appendix “C” – Policy Context

The following policy and regulatory documents were considered in their entirety as part of the evaluation of the requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

### **PPS**

#### 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 a, b, c, e, f

#### 1.1.3 Settlement Areas

1.1.3.1, 1.1.3.2, 1.1.3.3, 1.1.3.4, 1.1.3.6

#### 1.3 Employment

1.3.1 a,c

#### 1.4 Housing

1.4.1

#### 1.6.7 Transportation Systems

1.6.7.4

#### 2.6 Cultural Heritage and Archaeology

2.6.1, 2.6.3

### **Official Plan**

#### 4.1. Downtown Designation

##### 4.1.1. Planning Objectives

##### 4.1.2. Urban Design Objectives

##### 4.1.4. Downtown Shopping Area

##### 4.1.6. Permitted Uses

##### 4.1.7. Scale of Development

##### 4.1.8. Redevelopment Rehabilitation and Conversion

##### 4.1.9. Circulation Pedestrian i)

### **Downtown Heritage Conservation District Guidelines**

Sections 6.1.4 (New Construction), 6.1.4.2 (Infill), and 6.2.2. (Commercial Landscape).

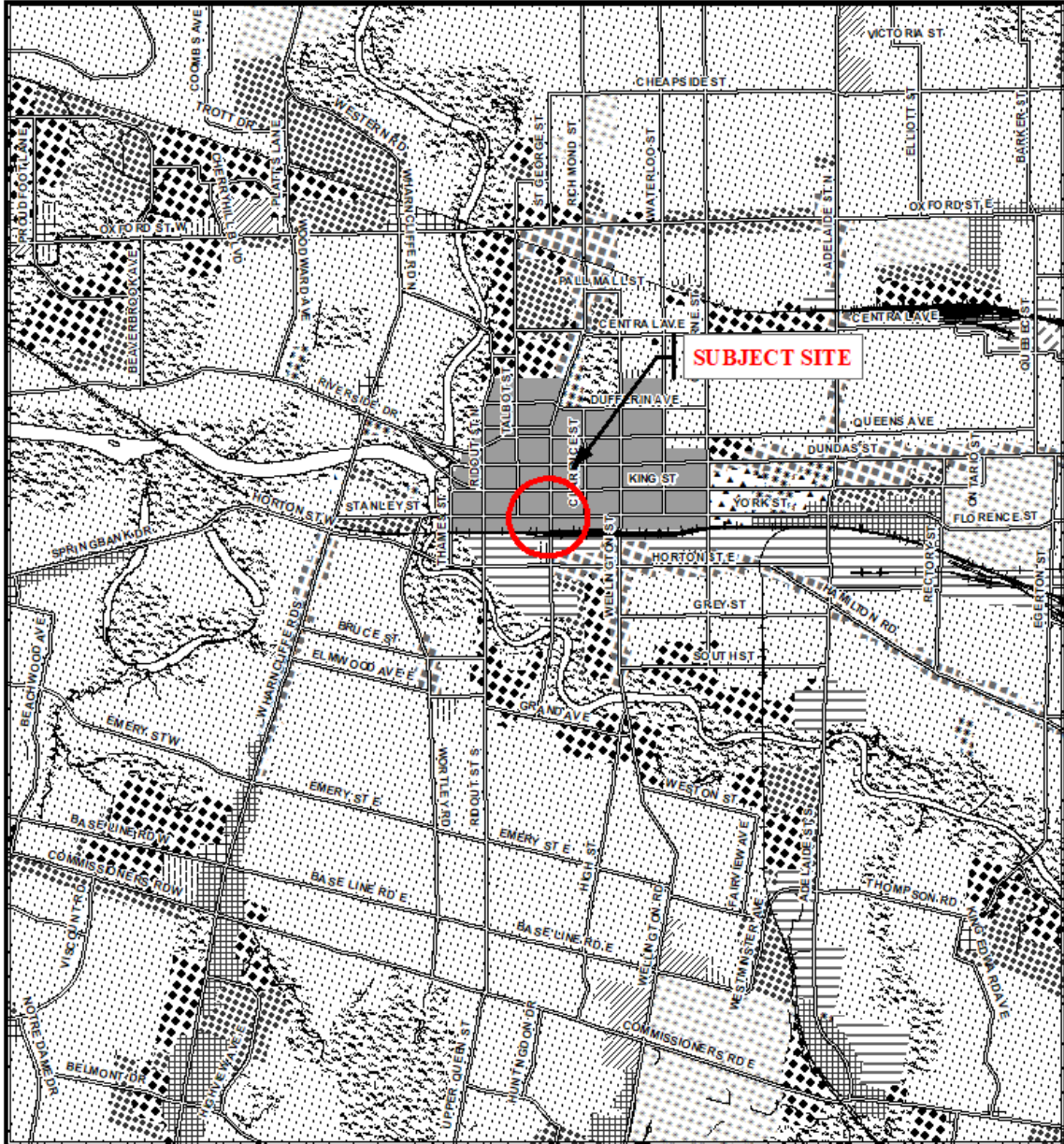
### **London Plan**

Downtown – 800, 803



Appendix "D" – Relevant Background

Additional Maps

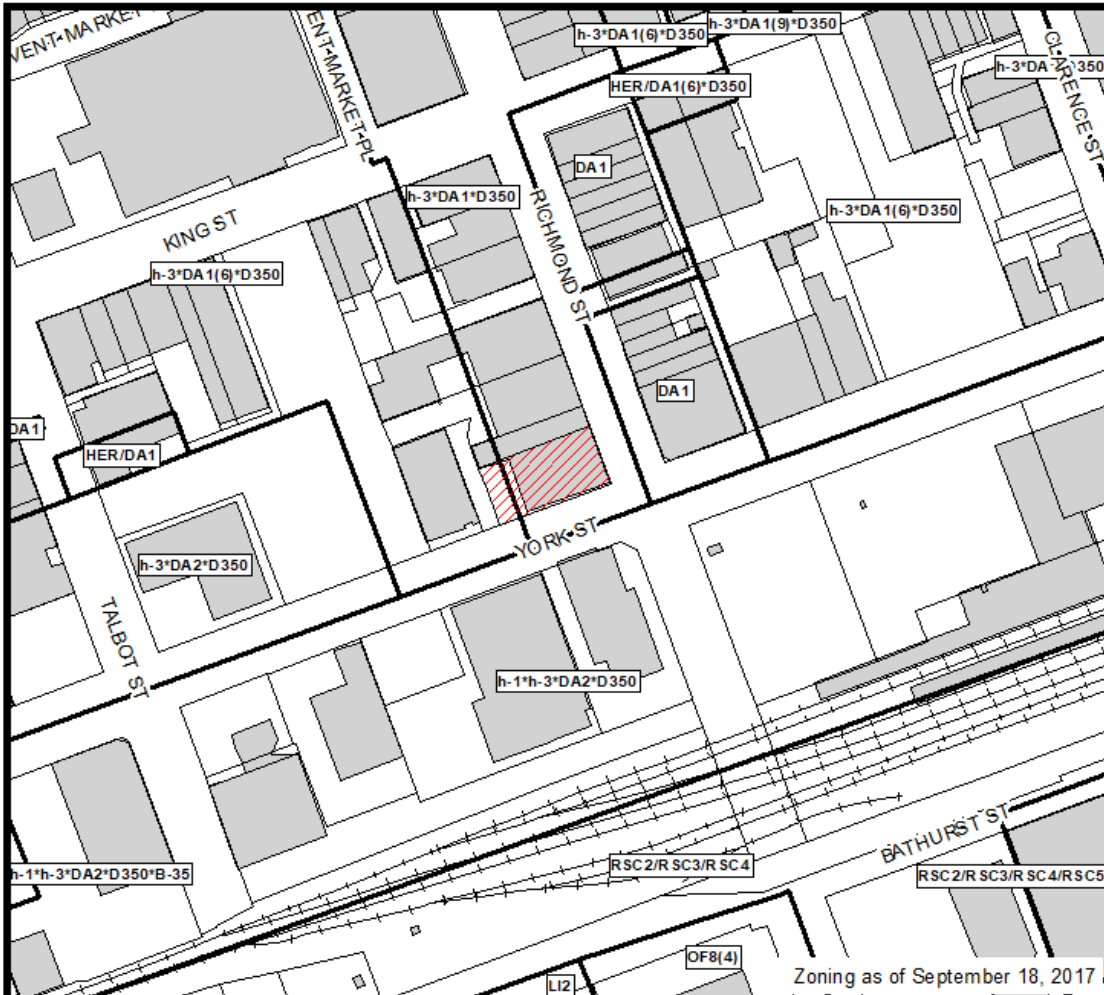


Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary

<p><b>CITY OF LONDON</b>                  Planning Services /                  Development Services</p> <p>OFFICIAL PLAN SCHEDULE A                  - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8812</p>
		<p>PLANNER: MC</p> <p>TECHNICIAN: MB</p> <p>DATE: 2017/10/24</p>

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Zoning as of September 18, 2017



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-3\*DA1(6)\*D350 and h-3\*DA1\*D350**

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

- |   |                                   |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS            | RF - REGIONAL FACILITY            |
| R2 - SINGLE AND TWO UNIT DWELLINGS        | CF - COMMUNITY FACILITY           |
| R3 - SINGLE TO FOUR UNIT DWELLINGS        | NF - NEIGHBOURHOOD FACILITY       |
| R4 - STREET TOWNHOUSE                     | HER - HERITAGE                    |
| R5 - CLUSTER TOWNHOUSE                    | DC - DAY CARE                     |
| R6 - CLUSTER HOUSING ALL FORMS            |                                   |
| R7 - SENIOR'S HOUSING                     | OS - OPEN SPACE                   |
| R8 - MEDIUM DENSITY/LOW RISE APTS.        | CR - COMMERCIAL RECREATION        |
| R9 - MEDIUM TO HIGH DENSITY APTS.         | ER - ENVIRONMENTAL REVIEW         |
| R10 - HIGH DENSITY APARTMENTS             |                                   |
| R11 - LODGING HOUSE                       | OB - OFFICE BUSINESS PARK         |
| DA - DOWNTOWN AREA                        | LI - LIGHT INDUSTRIAL             |
| RSA - REGIONAL SHOPPING AREA              | GI - GENERAL INDUSTRIAL           |
| CSA - COMMUNITY SHOPPING AREA             | HI - HEAVY INDUSTRIAL             |
| NSA - NEIGHBOURHOOD SHOPPING AREA         | EX - RESOURCE EXTRACTIVE          |
| BDC - BUSINESS DISTRICT COMMERCIAL        | UR - URBAN RESERVE                |
| AC - ARTERIAL COMMERCIAL                  |                                   |
| HS - HIGHWAY SERVICE COMMERCIAL           | AG - AGRICULTURAL                 |
| RSC - RESTRICTED SERVICE COMMERCIAL       | AGC - AGRICULTURAL COMMERCIAL     |
| CC - CONVENIENCE COMMERCIAL               | RRC - RURAL SETTLEMENT COMMERCIAL |
| SS - AUTOMOBILE SERVICE STATION           | TGS - TEMPORARY GARDEN SUITE      |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | RT - RAIL TRANSPORTATION          |
| OR - OFFICE/RESIDENTIAL                   | "h" - HOLDING SYMBOL              |
| OC - OFFICE CONVERSION                    | "D" - DENSITY SYMBOL              |
| RO - RESTRICTED OFFICE                    | "H" - HEIGHT SYMBOL               |
| OF - OFFICE                               | "B" - BONUS SYMBOL                |
|   | "T" - TEMPORARY USE SYMBOL        |

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

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



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

FILE NO:

Z-8812 MC

MAP PREPARED:

2017/10/24 MB

1:2,000

