

July 26, 2018

Cathy Saunders
City Clerk
City Clerk's Office
City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Dear Ms. Saunders:

**Re: Proposed London Plan Amendment
1631, 1635, 1639, 1643, and 1649 Richmond Street
London, ON**
Our File: AVL/LON/17-01

Zelinka Priamo Ltd., on behalf of 1635 Richmond (London) Corporation, is pleased to provide the following information as it relates to a request to seek Council's permission to amend the London Plan, as per S.22(2.2) of the Planning Act, regarding the above-noted lands, known municipally as 1631, 1635, 1639, 1643, and 1649 Richmond Street (the 'subject lands'). The intent of this request is to amend certain site-specific, special policies applicable the subject lands and to re-zone the subject lands to permit two, 7-storey apartment buildings.

SITE DESCRIPTION

The subject lands are located on the west side of Richmond Street, south of Hillview Boulevard, across from Masonville Place, and northwest of Jacksway Crescent (Figure 1). The lands consist of the five (5) properties noted above and have a combined area of 1.542ha (3.81ac), a frontage along Richmond Street of approximately 166m (410ft), and a depth of approximately 93m (230ft). The lands formerly contained several single detached dwellings which have since been removed.

The subject lands are located at a key gateway location to the City of London, being located across from Masonville Place and are highly visible when viewed from the north (from on top of the Richmond Street hill) and from the south (coming around the bend in Richmond Street at Western Road).

Lands abutting the subject lands to the north, 1653 Richmond Street, have recently redeveloped for a 4-storey, mixed use building. Lands to the west and south are occupied by single detached dwellings. Lands to the east and southeast contain Masonville Place and a 3.5-storey apartment complex (Jacksway Apartments).

CURRENT LONDON PLAN POLICIES AND ZONING

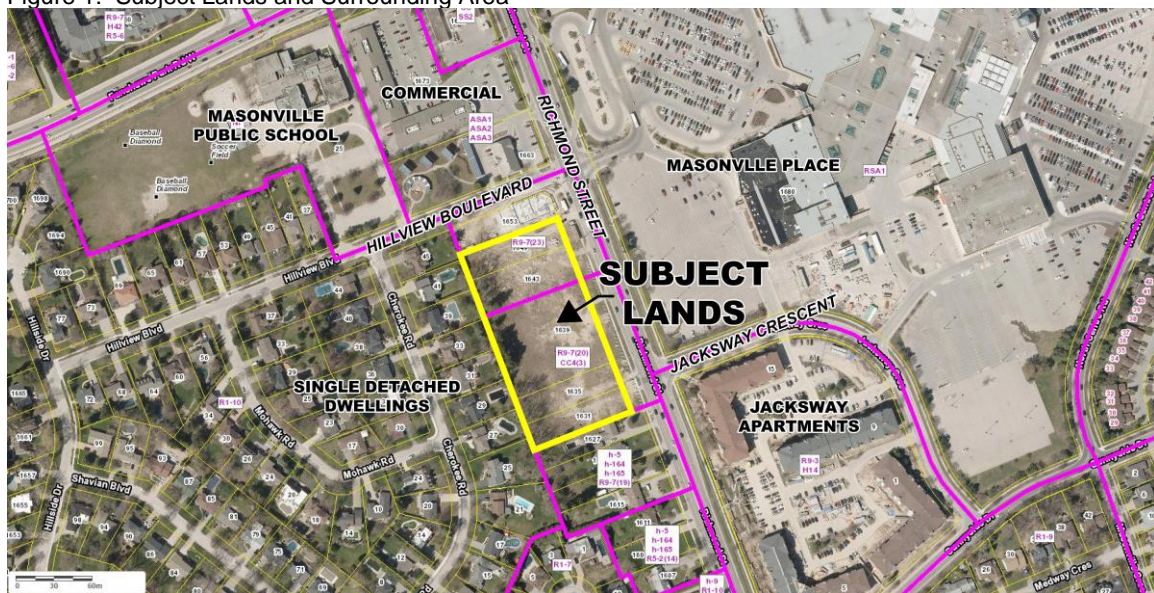
The subject lands are within the “Transit Village” place type as per Map 1 of The London Plan, while Richmond Street is designated as a “Rapid Transit Corridor”. The standard policies of the “Transit Village” place type permit a broad range of residential, retail, service, and other uses. Table 8 in The London Plan provides that the maximum standard building height in the “Transit Village” place type is 15 storeys, and with Type 2 bonusing 22-storeys. However, the subject lands are also identified as within Specific Policy Areas 9 (1643, 1649 and 1653 Richmond Street) and 10 (Richmond Street – Old Masonville), corresponding to Sections 821 to 825, which permit apartment buildings, cluster townhouses, and limited convenience commercial uses on the ground floor of the apartment building. The height of apartment buildings is limited to 6 storeys and a maximum density of 200 UPH is permitted.

It is important to note that the above-mentioned special policies contained within the London Plan originated from Sections 3.5.25 (1643, 1649 and 1653 Richmond Street) and 3.5.26 (Richmond Street-Old Masonville) of the previous Official Plan (1989), as the original development proposal was approved by Council prior to the approval of the London Plan.

The subject lands are currently zoned “Residential 9 (R9-7(20)) Zone”, “Residential 9 (R9-7(23)) Zone” and “Convenience Commercial (CC4-3) Zone” in the City of London Z-1 Zoning By-Law. The R9-7(20) and CC4-3 zones apply to 1631, 1635, and 1639 Richmond Street, while the R9-7(23) zone applies to 1643 and 1645 Richmond Street.

The current zoning was approved in accordance with Sections 3.5.25 and 3.5.26 of the previous Official Plan, but also implements the site-specific policies of the London Plan as they relate to the subject lands.

Figure 1: Subject Lands and Surrounding Area



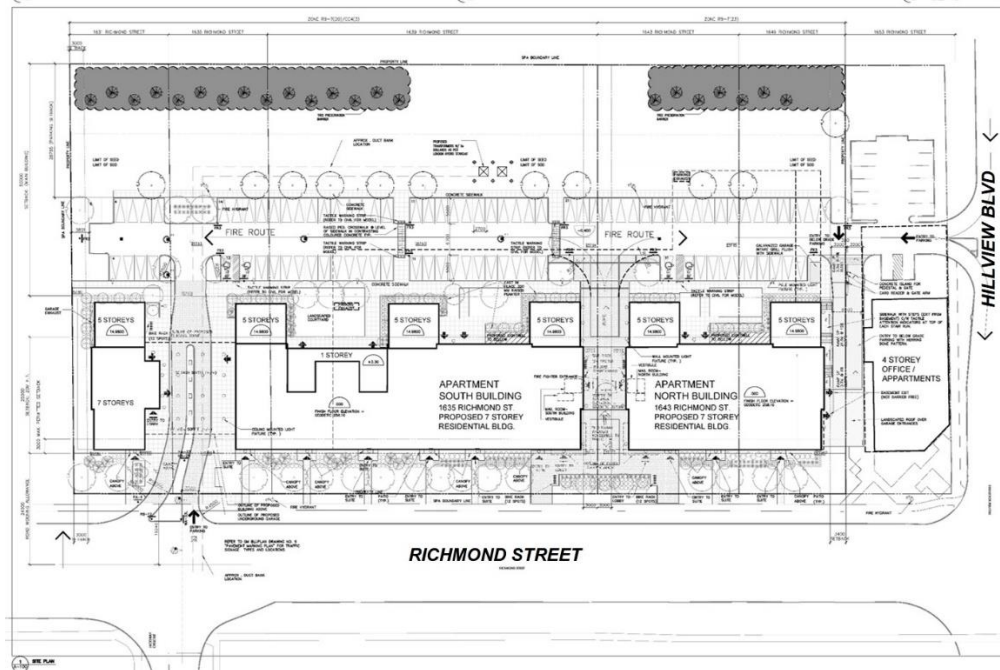
PROPOSED DEVELOPMENT

The subject lands were originally proposed, through the previous owner/developer, to accommodate two 6-storey apartment buildings, consisting primarily of 3-bedroom units, situated near Richmond Street, with 18 townhouse units to be constructed towards the west portion of the site (220 total units). The original development proposal went through extensive neighbourhood consultation, resulting in the above-mentioned site-specific policies in the previous Official Plan (1989), and site-specific zoning.

The subject lands are now proposed to be redeveloped by 1635 Richmond (London) Corporation for two (2), 7-storey apartment buildings with a total of 291 units providing a mix of 1, 2, and 3-bedroom units (Figures 2-3). Townhouses units are no longer proposed and are being removed from the proposed development. The two apartment buildings continue to be situated and oriented towards Richmond Street with a minimal building setback. Vehicular access to the site is still proposed to be provided by a new access opposite Jacksway Crescent, and through the abutting lands to the north (1653 Richmond Street) to Hillview Boulevard. The Jacksway Crescent access is proposed to be routed under the southerly portion of the south building with dwelling units over top. Underground parking is provided for vehicles, in addition to limited surface parking to the rear of the apartment buildings. A series of pedestrian connections are provided to the Richmond Street sidewalk. A large landscaped and hardscaped forecourt is provided between the north and south buildings, extending out to Richmond Street.

Lands behind (west) of the rear surface parking area, formerly the location of the 18 townhouses, are proposed to be landscaped, resulting in an increased rear yard setback of approximately 50m.

Figure 2: Conceptual Development Plan



It is noted that the proposed development is similar to the previous proposal for the subject lands, as noted above, which resulted in the current site-specific policies and zoning. The primary difference between the previous plan and the current proposal is the removal of townhouse units along the rear (west) of the property in exchange for an additional storey of building height on the apartment building.

Figure 2: Conceptual Building Elevations (East & West)



The proposed 291 units yield a net residential density of approximately 189 units per hectare (UPH), whereas a maximum density of 200 UPH is permitted.

CURRENT POLICY & PLANNING CONSIDERATIONS

The current development proposal complies with all policies contained within Sections 821-825 of the London Plan, save and except for the following:

1. Section 823.4 – a maximum height of 6 storeys is permitted for the apartment building within 1631, 1635 and 1639 Richmond Street; whereas a height of 7 storeys is proposed.
2. Section 825.1 – cluster townhouses are permitted; whereas the current development proposal does not contemplate this use.
3. Section 825.2 – a maximum height of 6 storeys is permitted within 1643 and 1649 Richmond Street; whereas a height of 7 storeys is proposed.
4. Section 825.4 – a comprehensive block development plan is required to be submitted as part of a zoning by-law amendment. The lands at 1653 Richmond Street have already been developed; and the original development for the subject

lands has acquired Site Plan Approval. The proposed development would require minor changes to the approved site plan (removal of townhouse units – to be replaced by landscaping). As such, a comprehensive block development would be redundant and not necessary for the zoning by-law amendment.

5. Sections 825.5.c and 825.5.g – these policies relate specifically to maximum height and number of townhouse dwellings, which are no longer proposed.

It is intended that the proposed development will make better and more compatible use of the subject lands by removing the previously proposed townhouse units to the rear of the lands (interfacing with the abutting single detached dwellings to the east) and adding an additional storey onto the apartment buildings. There will also be a wider range of 1- and 2-bedroom units incorporated into the apartment buildings. These changes have the effect of increasing the number of units while removing units proximate to the abutting dwellings, thereby providing a more favourable interface along the rear lot lines.

The proposed development will be less than the maximum permitted density of 200 UPH as set out in both the London Plan (Sections 823.4 & 825.2), and the site-specific zoning which applies to the subject lands.

The proposed development may be regarded as a re-location of dwelling units from the rear of the property to the front of the property. The lands previously contemplated for townhouse dwellings are intended to be utilized for some additional surface parking and an increased landscaped open space along the rear lot line to further increase privacy between the proposed development and adjacent residential lands to the west.

PROPOSED LONDON PLAN & ZONING BY-LAW AMENDMENTS

Based on the above policy and planning considerations, the London Plan Special Policy Areas identified above are proposed to be amended to permit a building height of 7 storeys, rather than the 6 storeys currently permitted, and to remove policies related to cluster townhouses.

In addition, the existing “*Residential 9 (R9-7(20)) Zone*”, “*Residential 9 (R9-7(23)) Zone*” and “*Convenience Commercial (CC4-3) Zone*” are to be amended as follows:

- Permit a maximum building height for apartment buildings of 22m, whereas 20m was previously permitted;
- A minimum parking supply of 196 spaces; and,
- Remove permissions and regulations related to cluster townhouses.

NEIGHBOURHOOD CONSULTATION

The proposed development plan has been reviewed by the Old Masonville Ratepayers Association, and there have been several discussions between our client and representatives of the Association regarding the merits of the current proposal and to ensure the neighbourhood is supportive of the proposed changes to the original proposal.

In addition, a Public Open House was hosted by our firm on April 18, 2018, on behalf of 1635 Richmond (London) Corporation, to present the proposed development plans and

receive feedback from the neighbourhood on the proposed development. Based on the input received, we believe that the neighbourhood is generally supportive of the current proposal as the removal of townhouses, in exchange for added height to the apartment buildings, will provide more separation of buildings from the rear yards of properties that back on to the subject lands.

Based on the above, we believe that there is merit in the proposed London Plan Amendment to allow an increase in the additional height of the apartment buildings from 6 storeys to 7 storeys, together with the removal of cluster townhouses, as it represents a minor departure from the original proposal approved by Council and is still in keeping with the spirit and intent of the policies intended to guide the future development of the subject lands.

As such, we kindly request Council to authorize the submission of a London Plan Amendment application by our client, as per S.22(2.2) of the Planning Act.

On behalf of 1635 Richmond (London) Corporation, we thank you for your consideration of the above. Should you have any questions, or require further information, please do not hesitate to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Senior Associate

cc. Brian McMullan - 1635 Richmond (London) Corporation
Michelle Knieriem – Planner II, Current Planning Services