

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee  
**From:** John M. Fleming  
Managing Director, Planning and City Planner  
**Subject:** Zelinka Priamo Ltd.  
1631 to 1649 Richmond Street  
**Meeting on:** August 13, 2018

## Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the following information report regarding 1631 to 1649 Richmond Street, **BE RECEIVED** for information.

## Executive Summary

### Purpose and the Effect

The purpose and effect of this report is to provide information to Municipal Council about the planning history and policy context for the properties at 1631 to 1649 Richmond Street. This information is being provided in response to a delegation from a potential applicant requesting approval to submit an Official Plan amendment application to amend policies in The London Plan. The Planning Act does not permit amendments to new Official Plans for two years following the date of the adoption of the new Official Plan, unless otherwise permitted by Municipal Council.

Should Municipal Council resolve that the applicant is permitted to request an amendment to The London Plan, the merits of the proposed application would be evaluated following the submission of a complete application.

### Nature of Proponent's Request

The existing Zoning By-law and The London Plan policies permit the development of 6-storey apartment buildings fronting Richmond Street with townhouses at the rear on the subject site. The proponent is seeking permission to develop two, 7-storey apartment buildings. Townhouse are not included as part of the proponent's proposal.

The proponent requires the permission of Municipal Council to apply for an Official Plan amendment as there are policies in The London Plan that limit the height permitted on the subject site to a maximum of 6-storeys.

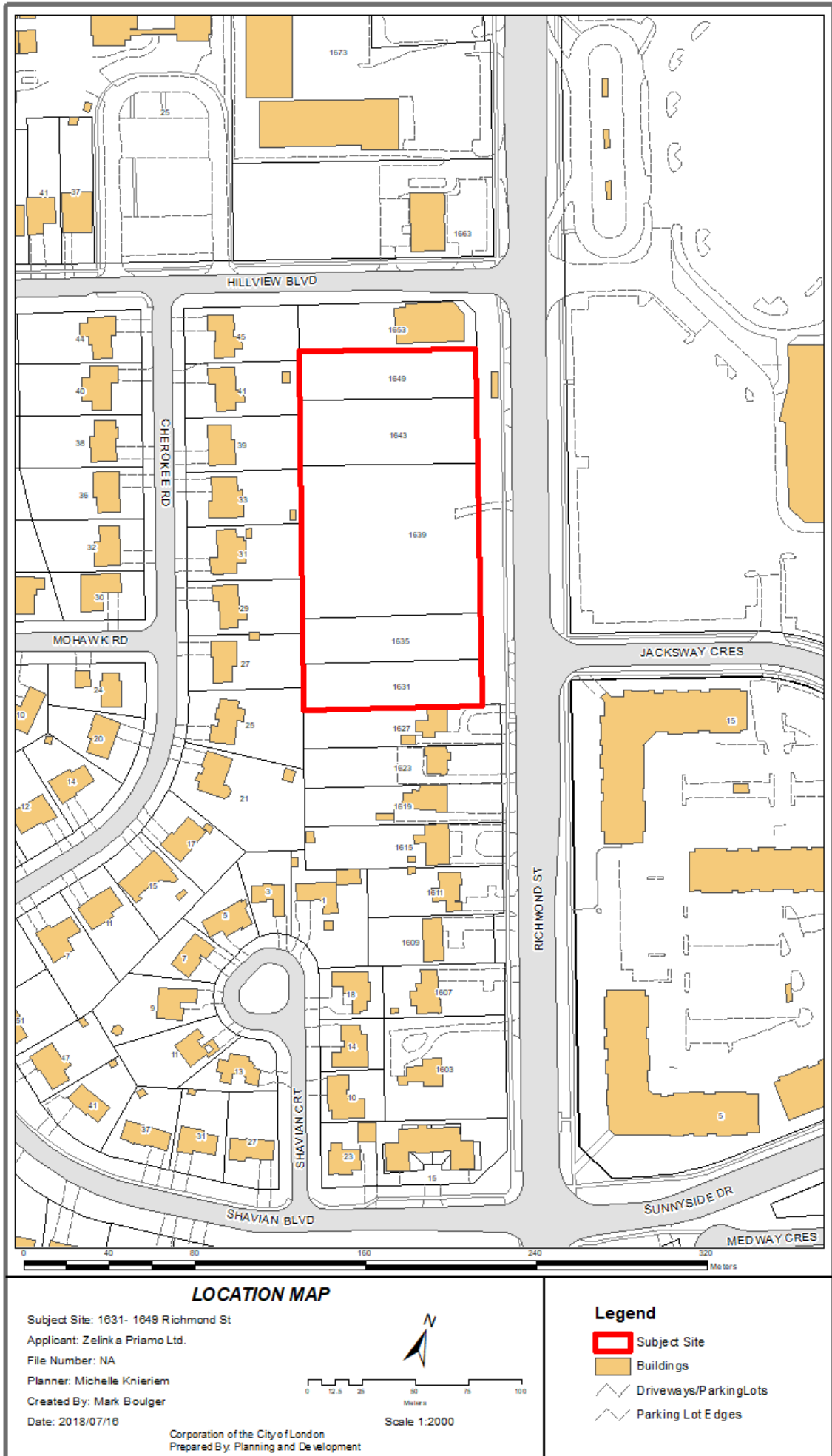
## Analysis

### 1.0 Site at a Glance

#### 1.1 Property Description

The subject site is a mid-block site located on the west side of Richmond Street, south of Hillview Boulevard. The subject site has an area of approximately 1.54 hectares and is comprised of five separate property parcels. The subject site is currently vacant. The grading of the subject site is generally flat.

## 1.2 Location Map



### **1.3 Current Planning Information (see more detail in Appendix A)**

- Official Plan Designation – Multi-Family, Medium Density Residential; also subject to site specific policies
- The London Plan Place Type – Transit Village Place Type; also subject to site specific policies
- Existing Zoning – Residential R9 Special Provision (R9-7(23) Zone and Residential R9 Special Provision (R9-7(20))/Convenience Commercial Special Provision (CC4(3)) Zone

### **1.4 Site Characteristics**

- Current Land Use – Vacant
- Frontage – 166 meters (544 feet)
- Depth – 93 metres (305 feet)
- Area – 1.54 hectares (3.81 acres)
- Shape – Rectangular

### **1.5 Surrounding Land Uses**

- North – Mixed use building with medical/dental offices on the ground floor and residential above; further north is a bank, a commercial plaza, and a gas station. The lands are part of the Transit Village Place Type in The London Plan and are designated Multi-Family Medium Density Residential and Enclosed Regional Commercial Node in the 1989 Official Plan.
- East – Shopping centre (Masonville Mall) and 4-storey low-rise apartments. These lands are part of the Transit Village Place Type in The London Plan and are designated Enclosed Regional Commercial Node and Multi-Family High Density Residential in the 1989 Official Plan.
- South – Low-rise dwellings occupied by a mixture of residential buildings and conversions to commercial uses. These lands are part of the Transit Village Place Type in The London Plan and are designated Multi-Family Medium Density Residential in the 1989 Official Plan.
- West – Low-rise residential homes. These lands are part of the Neighbourhoods Place Type in The London Plan.

### **1.6 Intensification**

- The requested development proposes 291 residential units
- The proposed units represent intensification within the Built-area Boundary
- The proposed units would be constructed within the Primary Transit Area

## **2.0 Site History**

In 2004, City Council approved a Zoning By-law Amendment to permit cluster single-detached, semi-detached and townhouses on the lands at 1607 to 1653 Richmond Street with a holding provision for a public site plan review (Z-6670/Z-6673). A staff report recommending the site plan (S.P. No. 06-032378) be approved and the holding provision be removed for allow cluster townhouses was referred back to Staff by City Council in order to consult with the Urban Design Peer Review Panel and the community. There was significant community concern about this application. The applicant subsequently appealed the application for the removal of the holding provision to the Ontario Municipal Board based on Council's failure to make a decision about the removal of the holding provision within the statutory timeframe outlined in the Planning Act. The Ontario Municipal Board considered this appeal and removed the holding provision and approved the Site Plan Application.

Following the Ontario Municipal Board decision, the City worked with the developer and the community to develop a City-initiated Official Plan Amendment, Zoning By-law Amendment, Master Plan and Guideline document for the lands at 1607-1653 Richmond Street following extensive consultation with the developer and the community (OZ-7965). In 2011 City Council withheld the third reading on these amendments until site plan approval at the request of the developer.

In 2013, Staff initiated new Official Plan and Zoning By-law Amendment applications at

the request of the developer to look at alternative methods to implement the direction of the previous Official Plan and Zoning By-law Amendment, as the adoption of the previous amendments had been withheld until site plan approval. In 2014, City Council approved the Official Plan and Zoning By-law Amendments with an “h-5” holding provision for public site plan review and entering into a development agreement before development could proceed on the site (OZ-8310). The adoption of the Official Plan and Zoning By-law Amendments were appealed to the Ontario Municipal Board by a neighbouring property owner, however this appeal was dismissed.

City Council adopted an Official Plan and Zoning By-law Amendment for 1643, 1649 and 1653 Richmond Street to permit a 5-storey mixed-use building at 1653 Richmond Street and 6-storey apartment buildings on the eastern (front) portion of the site at 1631-1649 Richmond Street with townhouses on the western (rear) portion of the site. A public site plan meeting was held for 1631-1649 Richmond Street in 2015 (SP15-011562) for two 6-storey apartment buildings and 18 townhouse units. The holding provisions were removed from 1631-1649 Richmond Street in 2015 (H-8519).

In March, 2018, a pre-application consultation meeting was held with Zelinka Priamo Ltd. regarding a request to remove the townhouses on the western portion of 1631-1649 Richmond Street and to add a 7<sup>th</sup> storey to each of the 6-storey apartment buildings approved for the site. A community information meeting was subsequently held by the applicant at the request of Staff in April, 2018 at the London Public Library, Masonville Branch.

Following the pre-application consultation meeting, portions of The London Plan, including the site specific policies that apply to the subject site, came into effect. Due to the two year moratorium on applications for Official Plan Amendments to new Official Plans under the Planning Act, the applicant must receive permission from City Council in order to submit an application for an Official Plan Amendment to these in-force London Plan policies.

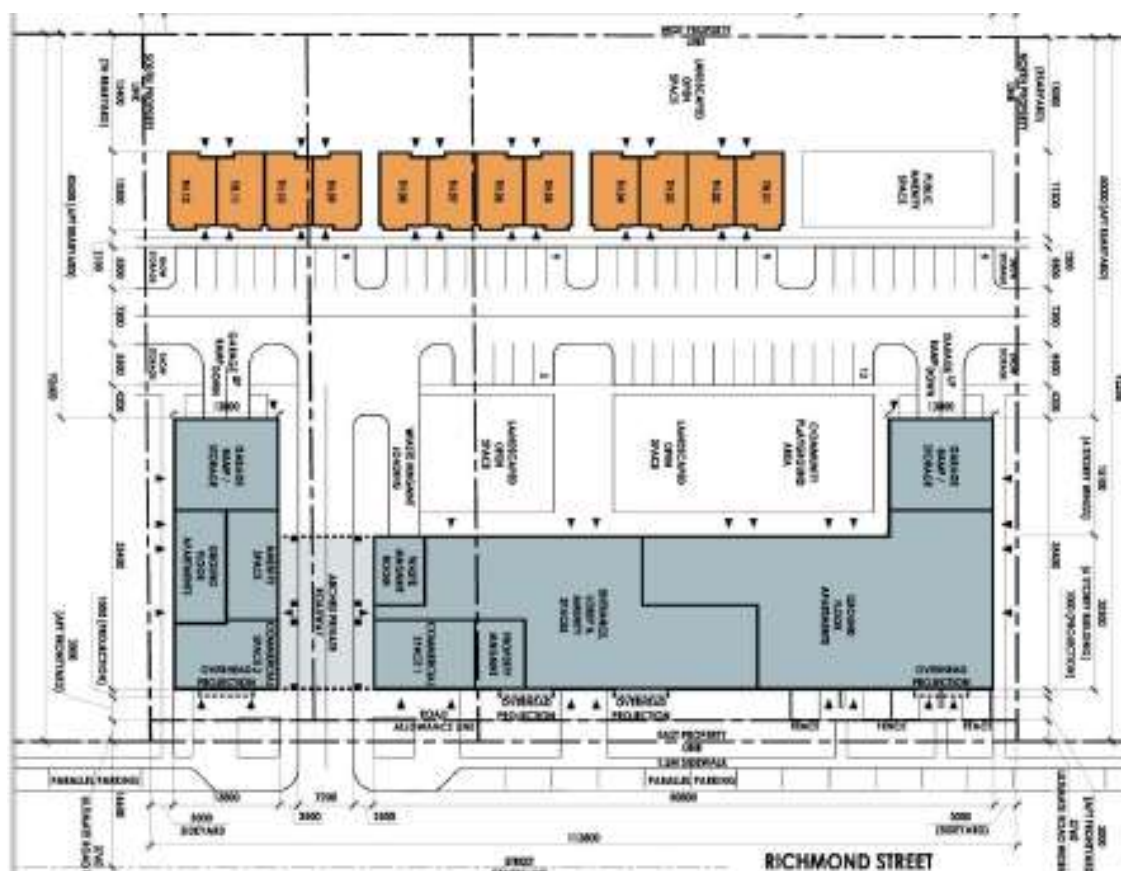


Figure 1 – Site Plan for 1631-1639 Richmond Street submitted by applicant in 2011



Figure 2 - West elevation for 1631-1639 Richmond Street submitted by applicant in 2011



Figure 3 - South elevation for 1631-1639 Richmond Street submitted by applicant in 2011

### 3.0 Policy Context

The following policies include a list of Provincial Policy Statement policies that would apply to the proposed development and the policies in The London Plan that the proponent is requesting to amend.

Additional policies that apply to the subject site may be identified through the review of any future Official Plan Amendment and Zoning By-law Amendment application for the subject site.

#### 3.1 Provincial Policy Statement

1.1.1 Healthy, liveable and safe communities are sustained by:

b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

1.7.1 Long-term economic prosperity should be supported by:

d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;

1.8.1 Planning authorities shall support energy conservation and efficiency, improved air quality, reduced greenhouse gas emissions, and climate change adaptation through land use and development patterns which:

a) promote compact form and a structure of nodes and corridors;

4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

### **3.2 The London Plan**

823\_ In addition to the Richmond Street-Old Masonville Master Plan and Urban Design Guidelines and the key principles identified above, the following policies will provide additional guidance for the development of these lands:

4. For the lands located at 1631, 1635, and 1639 Richmond Street, the permitted uses shall include apartment buildings, cluster townhouses, and limited convenience commercial uses on the ground floor of the apartment building which service the day-to-day convenience needs of the residents of the immediate neighbourhood. Any commercial uses must be integrated within the residential apartment building and are not intended to be within a “stand-alone” commercial structure. The exact range of permitted convenience commercial uses shall be specified in the Zoning By-law. The location of the apartment buildings shall be restricted to the eastern portion of these properties, thereby locating the maximum heights and densities away from the existing single detached dwellings to the west. Notwithstanding the general Transit Village Place Type policies, a maximum net density of 200 units per hectare and a maximum height of six storeys shall be permitted for the apartment building, subject to the regulations of the Zoning By-law.

*The proponent has indicated the application would be to permit a height of 7 storeys.*

825\_ The subject lands are located on the west side of Richmond Street, south of Hillview Boulevard, including the lands that are municipally known as 1643, 1649 and 1653 Richmond Street. These lands are situated along an important gateway into the City of London from the north, along a future rapid transit corridor, and are adjacent to Masonville Mall, a regional activity and employment centre. Given the prominent location of the subject lands, it is desirable to increase the scale of development and range of uses permitted on these lands. It is intended that the following site-specific policies will facilitate the development of an aesthetically pleasing, functional and transit-supportive development which simultaneously preserves the residential amenity of the abutting low density residential lands to the west. A limited amount of medical/dental office space within a mixed-use building may be provided to service surrounding neighbourhoods and provide an effective pedestrian-oriented interface with the corner of Richmond Street and Hillview Boulevard. Future development of these lands shall be generally in accordance with a conceptual block development plan developed in support of a zoning by-law amendment application which meets the Intensification policies in the Our City part, and City Design chapter of this Plan, as well as the following site specific policies:

2. Notwithstanding the general Transit Village Place Type policies, a maximum density of 200 units per hectare and a maximum height of up to six storeys shall be permitted subject to the regulations of the Zoning By-law.

*The proponent has indicated the application would be to permit a height of 7 storeys.*

## **5.0 Conclusion**

This report is to be read in conjunction with the delegation provided by the proponent for the properties at 1631 to 1649 Richmond Street.

Should Municipal Council decide to allow the request for an Official Plan amendment to

be submitted to amend The London Plan policies applicable to these lands, and such an application is submitted, Staff will present future recommendations to Municipal Council with regard to the merits of the application.

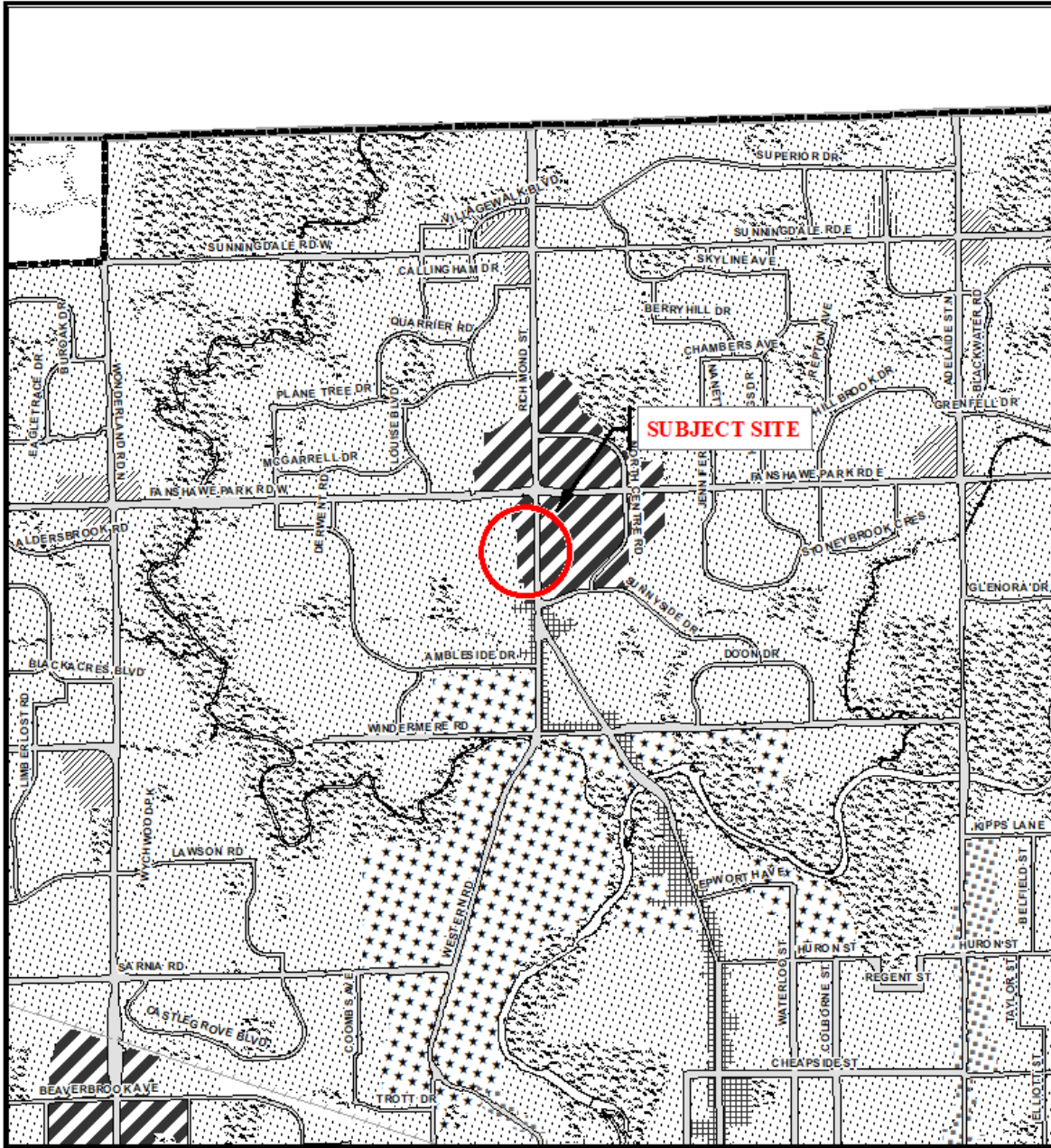
<b>Prepared by:</b>	<b>Michelle Knieriem, MCIP, RPP Planner II, Current Planning</b>
<b>Submitted by:</b>	<b>Michael Tomazincic, MCIP, RPP Manager, Current Planning</b>
<b>Recommended by:</b>	<b>John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner</b>
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

August 1, 2018  
MT/mt

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# Appendix A – Additional Information

## Additional Maps



### Legend

- |                        |                          |   |
|------------------------|--------------------------|---|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |   |
| Neighbourhood          | Green Space              |   |

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

### CITY OF LONDON

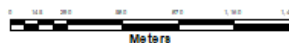
Planning Services /  
Development Services

### LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning Services



Scale 1:30,000



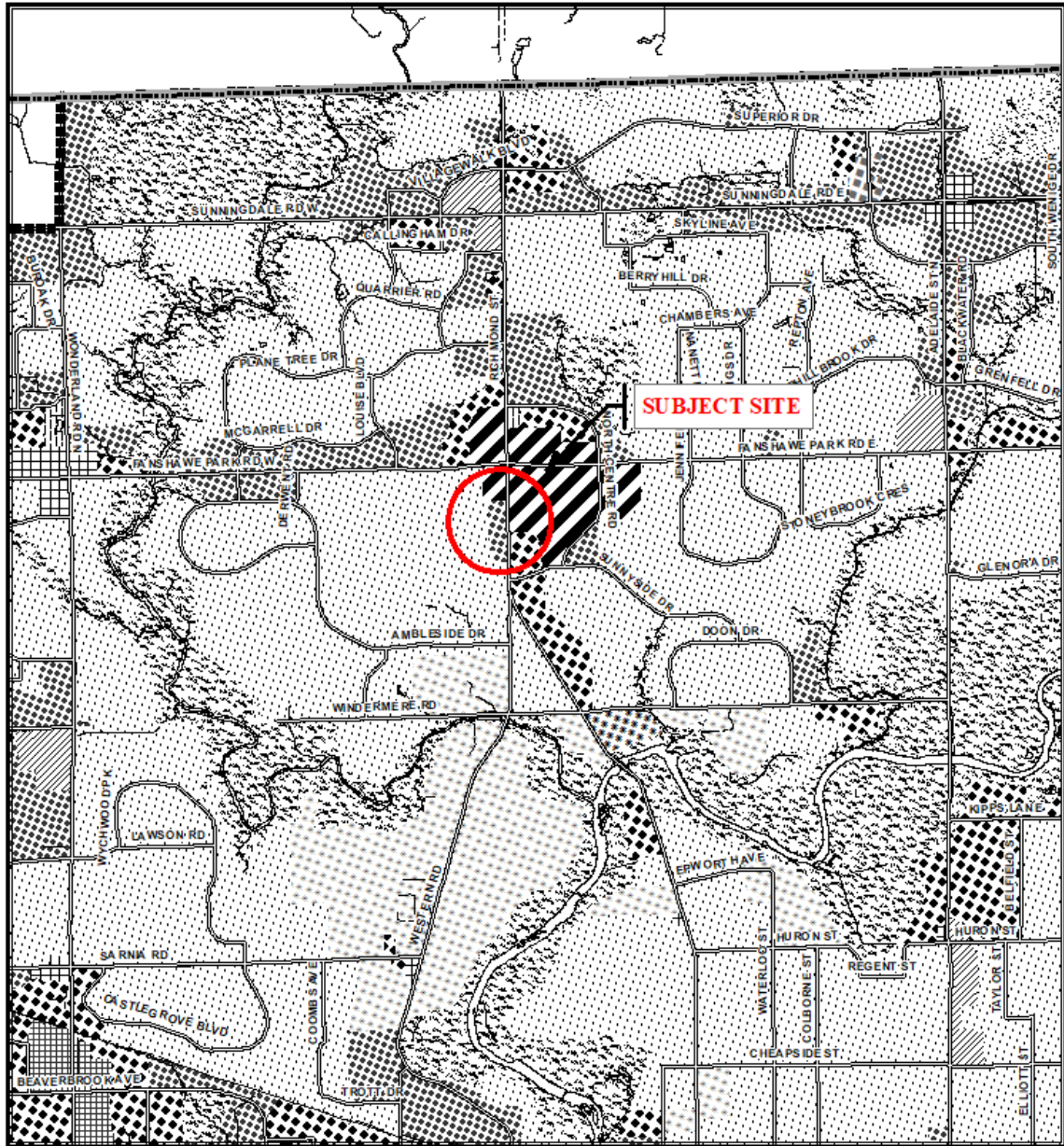
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Technician: MB

Date: July 16, 2018





**Legend**

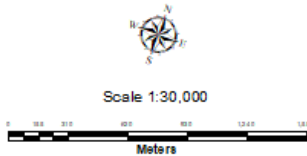
- |   |  |                         |
|---|--|-------------------------|
| Downtown                                      | Multi-Family, Medium Density Residential | Office Business Park    |
| Wonderland Road Community Enterprise Corridor | Low Density Residential                  | General Industrial      |
| 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   |

**CITY OF LONDON**

Planning Services /  
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OFFICIAL PLAN SCHEDULE A  
- LANDUSE -

PREPARED BY: Graphics and Information Services

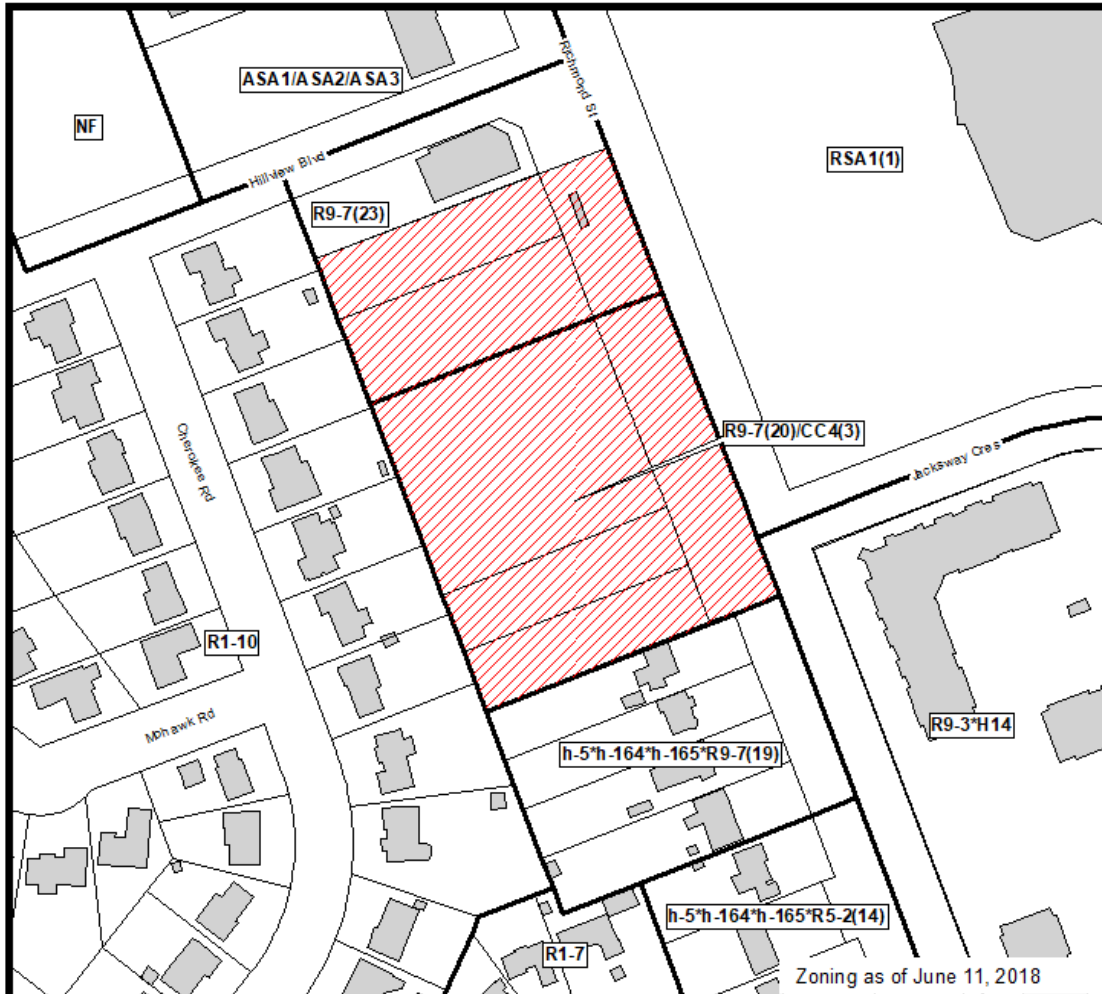


FILE NUMBER: NA

PLANNER: MK

TECHNICIAN: MB

DATE: 2018/07/16



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R9-7(23) and R9-7(20)/CC4(3)**

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                     |
| R8 - CLUSTER HOUSING ALL FORMS            | OS - OPEN SPACE                   |
| R7 - SENIOR'S HOUSING                     | CR - COMMERCIAL RECREATION        |
| R8 - MEDIUM DENSITY/LOW RISE APTS.        | ER - ENVIRONMENTAL REVIEW         |
| R9 - MEDIUM TO HIGH DENSITY APTS.         |                                   |
| R10 - HIGH DENSITY APARTMENTS             | OB - OFFICE BUSINESS PARK         |
| R11 - LODGING HOUSE                       | LI - LIGHT INDUSTRIAL             |
| DA - DOWNTOWN AREA                        | GI - GENERAL INDUSTRIAL           |
| RSA - REGIONAL SHOPPING AREA              | HI - HEAVY INDUSTRIAL             |
| CSA - COMMUNITY SHOPPING AREA             | EX - RESOURCE EXTRACTIVE          |
| NSA - NEIGHBOURHOOD SHOPPING AREA         | UR - URBAN RESERVE                |
| BDC - BUSINESS DISTRICT COMMERCIAL        |                                   |
| AC - ARTERIAL COMMERCIAL                  | AG - AGRICULTURAL                 |
| HS - HIGHWAY SERVICE COMMERCIAL           | AGC - AGRICULTURAL COMMERCIAL     |
| RSC - RESTRICTED SERVICE COMMERCIAL       | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL               | TGS - TEMPORARY GARDEN SUITE      |
| SS - AUTOMOBILE SERVICE STATION           | RT - RAIL TRANSPORTATION          |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL |                                   |
| 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:

NA MK

MAP PREPARED:

2018/07/16 MB

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## **Previous Reports**

September 27, 2004 Report to Planning Committee – 1607-1653 Richmond Street (Z-6670/Z-6673)

October 18, 2004 Report to Planning Committee – 1607-1653 Richmond Street (Z-6670/Z-6673)

November 16, 2009 Report to Planning Committee – Public Site Plan Review (S.P. No. 06-032378) – 1639 Richmond Street

March 1, 2010 Report to Planning Committee – Ontario Municipal Board Appeals – 1639 Richmond Street

October 17, 2011 Report to Built and Natural Environment Committee – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ-7965)

December 12, 2011 Report to Planning and Environment Committee – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1623, 1627, 1631, 1635, 1639, 1643, 1649, and 1653 Richmond Street (OZ-7965)

December 12, 2011 Report to Planning and Environment Committee – Storm Sewer to Accommodate Intensification on Richmond Street

August 22, 2012 Report to Planning and Environment Committee – Storm Outlet Reconstruction and Upgrade Works to Accommodate 1631, 1635, and 1639 Richmond Street Development and Residential Intensification on Richmond Street

November 12, 2013 Report to the Planning and Environment Committee – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1627, 1631, 1635, 1639, 1649, 1653 Richmond Street (OZ-7965)

January 21, 2014 Report to the Planning and Environment Committee – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1627, 1631, 1635, 1639, 1649, 1653 Richmond Street (OZ-7965)

April 29, 2014 Report to the Planning and Environment Committee – 1607, 1609 (eastern portion), 1611, 1615, 1619, 1627, 1631, 1635, 1639, 1649, 1653 Richmond Street (OZ-7965)

October 7, 2014 Report to the Planning and Environment Committee – 1643, 1649, 1653 Richmond (OZ-8310)

May 19, 2015 Report to the Planning and Environment Committee – 1631, 1635, 1639, 1643 and 1649 Richmond Street Site Plan Public Participation Meeting (SP15-011562)

September 8, 2015 Report to the Planning and Environment Committee – 1631, 1635, 1643, 1649, 1653 Richmond (H-8519)