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S. Bellaire
File No: SP12-012179

TO:	CHAIR AND MEMBERS PLANNING AND ENVIROMENT COMMITTEE MEETING
FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: ZELINKA PRIAMO LTD. 1235-1253 RICHMOND STREET PUBLIC SITE PLAN MEETING JANUARY 8, 2013 AFTER 4:45PM

RECOMMENDATION

That on the recommendation of the Manager, Development Planning, the following actions be taken with respect to the site plan approval application of Zelinka Priamo Ltd for a 19 storey apartment building with 311 two bedroom units at 1235-1253 Richmond Street:

- a) On behalf of the Site Plan Approval Authority, the Planning and Environment Committee **BE REQUESTED** to conduct a public meeting on the subject site plan application and **REPORT TO** the Site Plan Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to permit the 19 storey apartment building with 311 two bedroom units; and,
- b) Council **ADVISE** the Site Plan Approval Authority of site plan issues they may have with respect to the Site Plan application and **ADVISE** the Approval Authority whether they support the Site Plan application for a 19 storey apartment building with 311 two bedroom units.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this application is to obtain Site Plan Approval for a new 19 storey apartment building with 311 two bedroom units located at 1235-1253 Richmond St. The application for site plan approval has been made to ensure the development takes a form compatible with adjacent land uses.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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File Z-7856; Report to the Built and Natural Environment Committee to amend Zoning By-law to change the zoning of the land from a Residential R9 (R9-7•H45) Zone and a Residential R9 (R9-7•H50) Zone TO a Holding Residential R9 Bonus (h-5.h-129.R9-7.H45.B-14) Zone for the properties located at 1235,1237,1245,1247 Richmond Street AND a Holding Residential R9 Bonus (h-5.h-129.R9-7.H50.B-14) Zone for the lands at 1253 Richmond Street– March 28, 2011.

File OZ-7663; Report to the Planning & Environment Committee to amend the Official Plan by adding a new special policy to Chapter 3 – Residential Land Use Designations – to designate the lands that will be identified as the Near-Campus Neighbourhoods Area and adopt the vision, goals, and policies to guide land use development in this area. The report also amended Zoning By-law No. Z-1 to modify or add various zoning definitions, modify the general provisions, and modify the zoning regulations for lands zoned Residential R1, Residential R2, and Residential R3 Zone – June 18, 2012.

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File OZ-7663; Report to the Planning & Environment Committee regarding the appeals to the amendments to the Official Plan and Zoning By-law No. Z-1 – November 26, 2012.

APPLICATION DETAILS

Date Application Accepted: April 30, 2012	Agent: Zelinka Priamo Ltd
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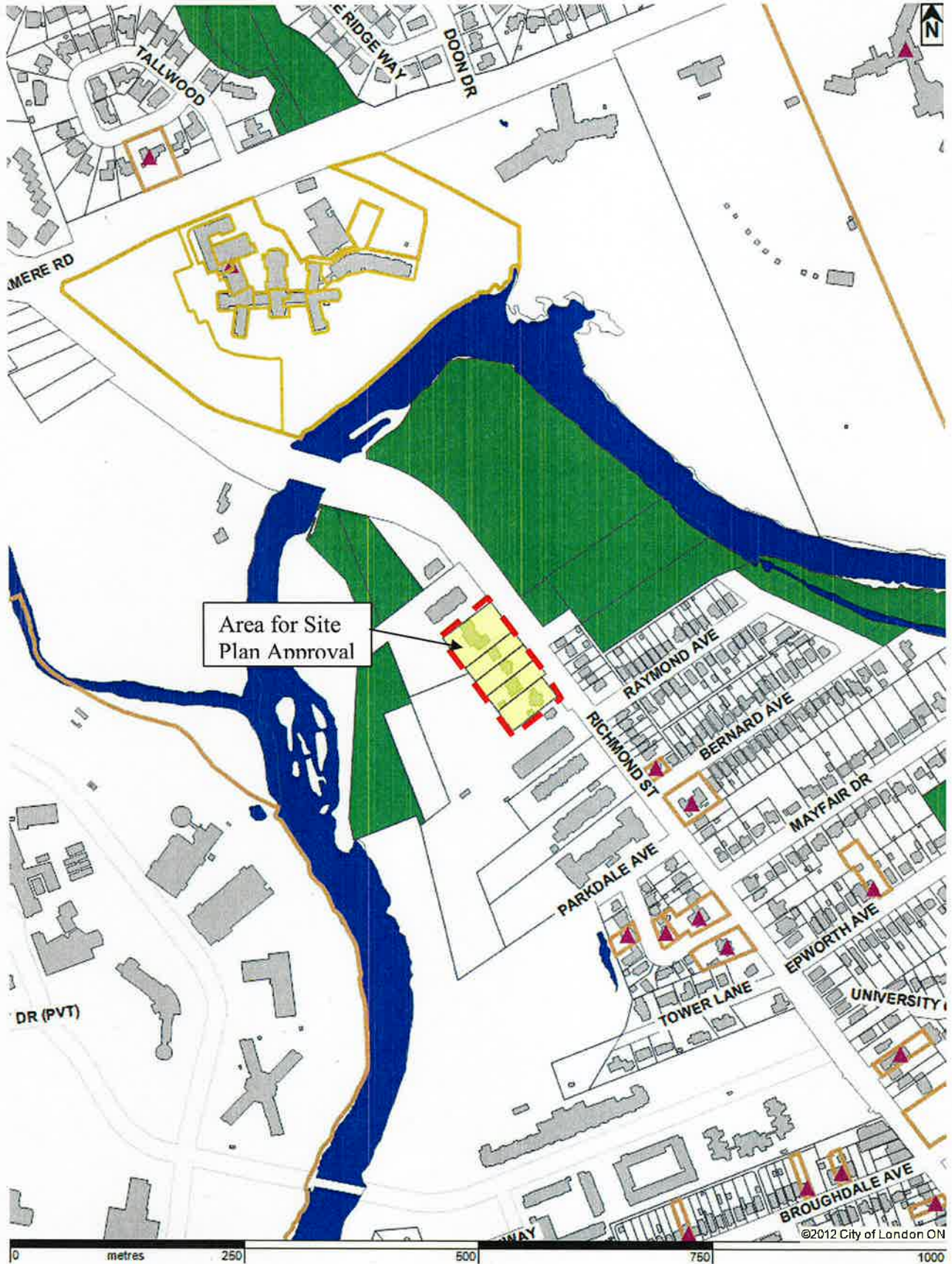
SITE CHARACTERISTICS:
<ul style="list-style-type: none"> • Current Land Use – Five Single detached dwellings • Frontage – Approximately 122.1 m • Depth – Approximately 63.7 metres • Area – Approximately 7,759 square metres • Shape – Rectangular

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North – Multi-unit residential apartment building (16-storeys) • South – Multi-unit residential apartment building (13-storeys)/single detached dwelling • East – Ross Park/single detached dwellings • West – Open Space

OFFICIAL PLAN DESIGNATION: Multi-Family, High Density Residential
EXISTING ZONING: Holding Residential R9 Bonus (h-5.h-129.R9-7.H45.B-14) Zone for the properties located at 1235,1237,1245,1247 Richmond Street AND a Holding Residential R9 Bonus (h-5.h-129.R9-7.H50.B-14) Zone for the lands at 1253 Richmond Street.

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Location Map

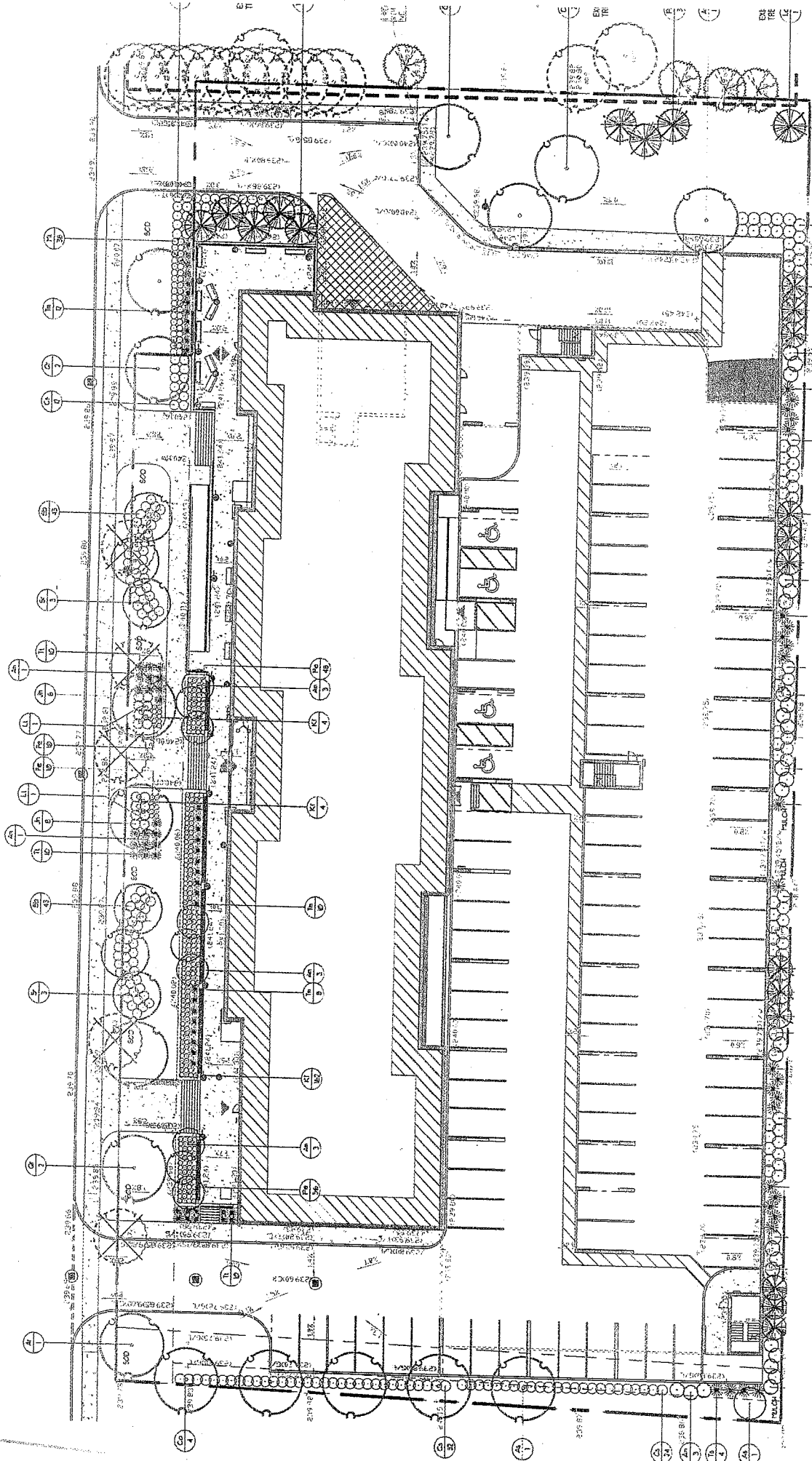


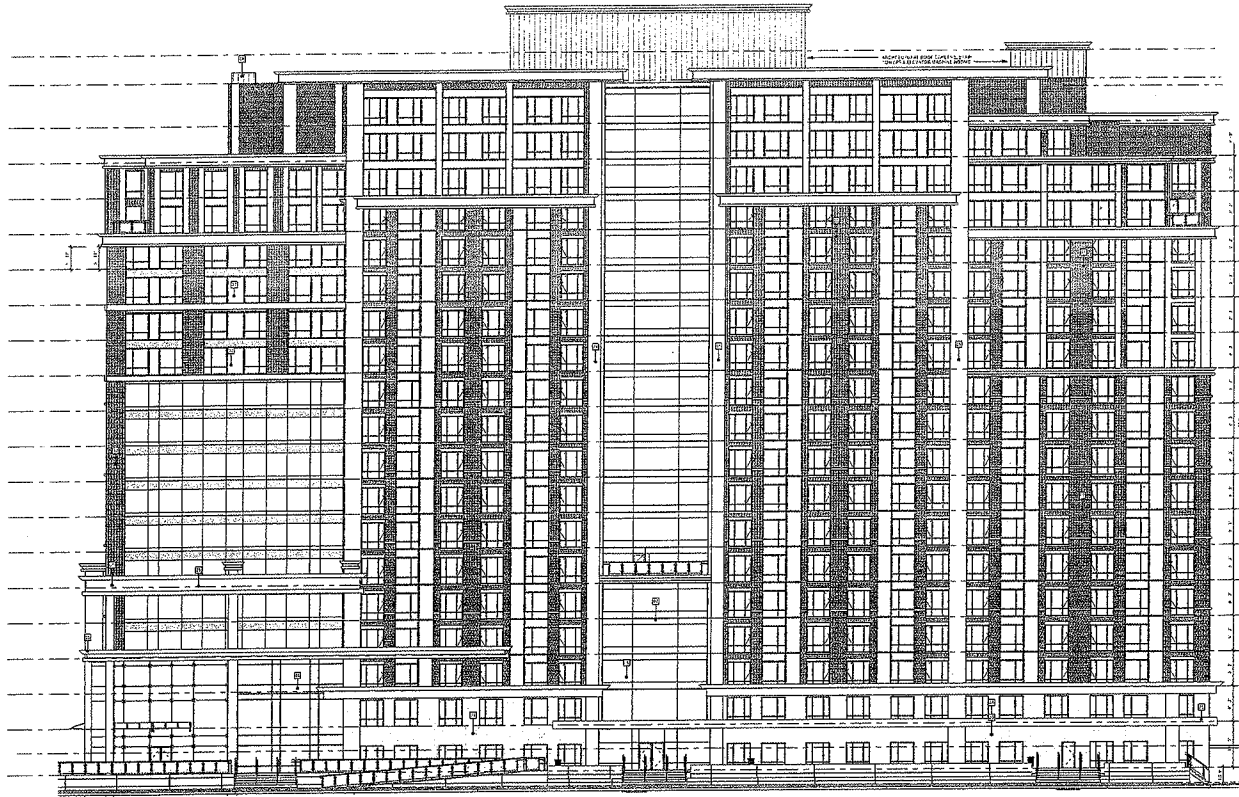
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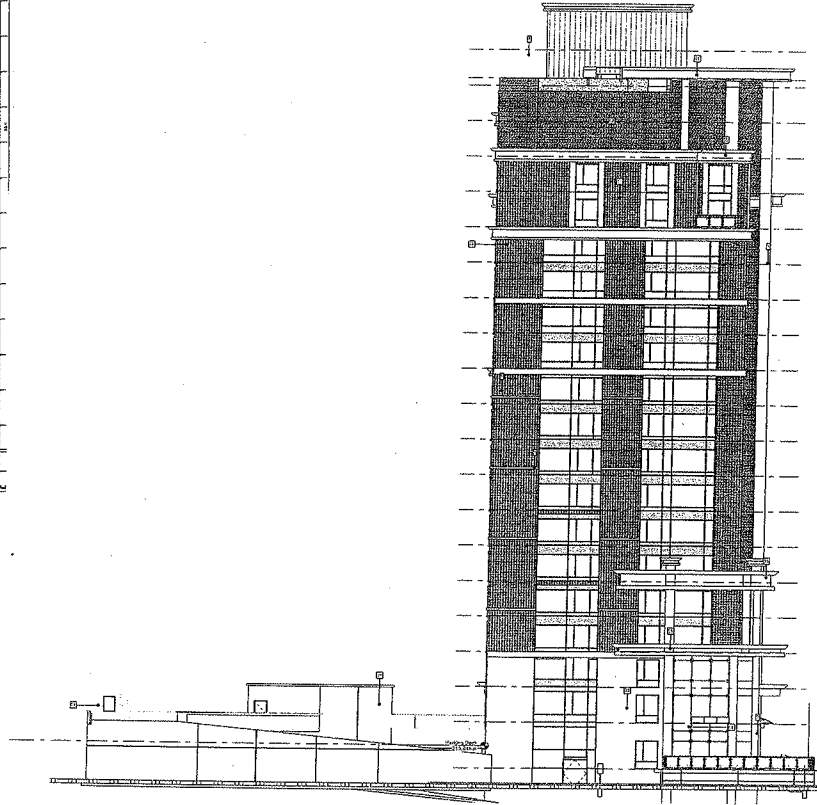
Proposed Landscape Plan

RICHMOND STREET



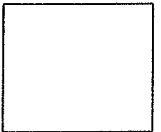


Proposed North Elevation Facing Richmond Street



Proposed East Elevation

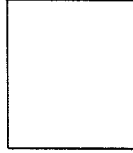
Proposed Elevations



Agenda Item #

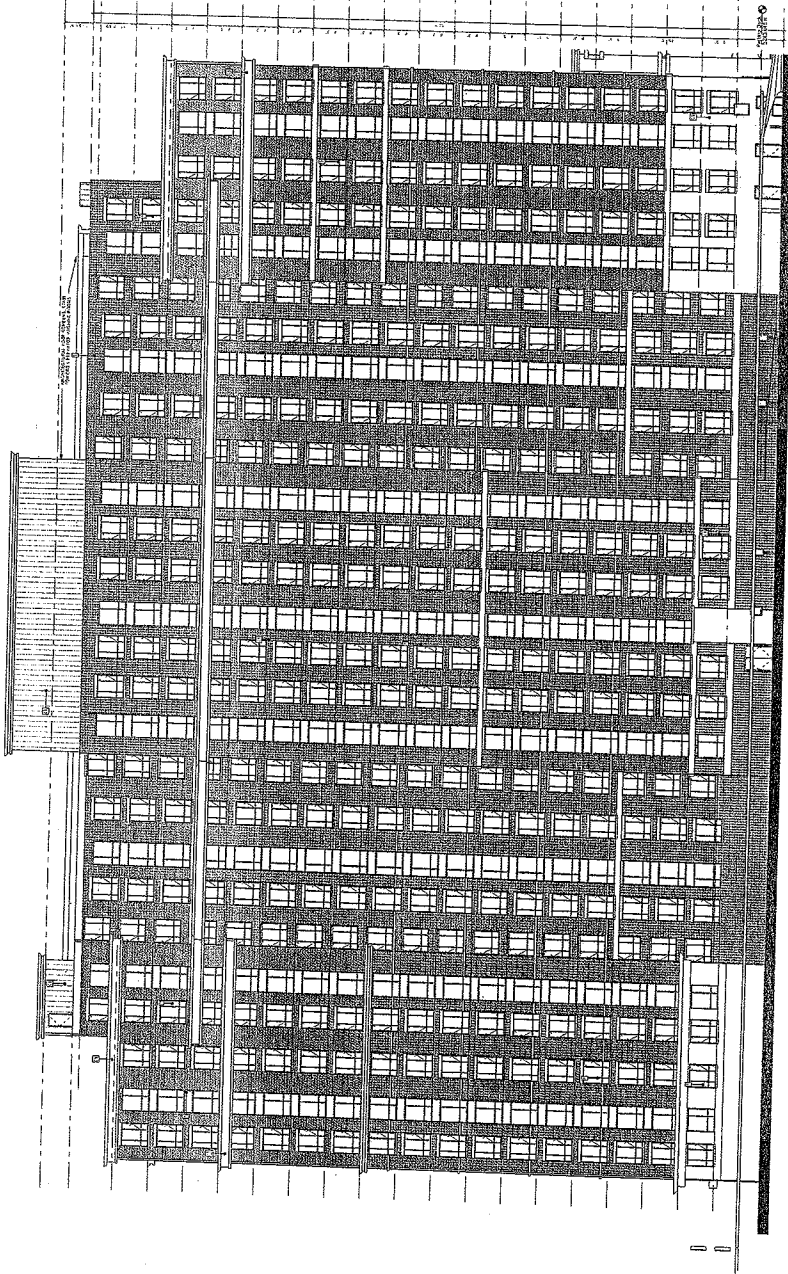
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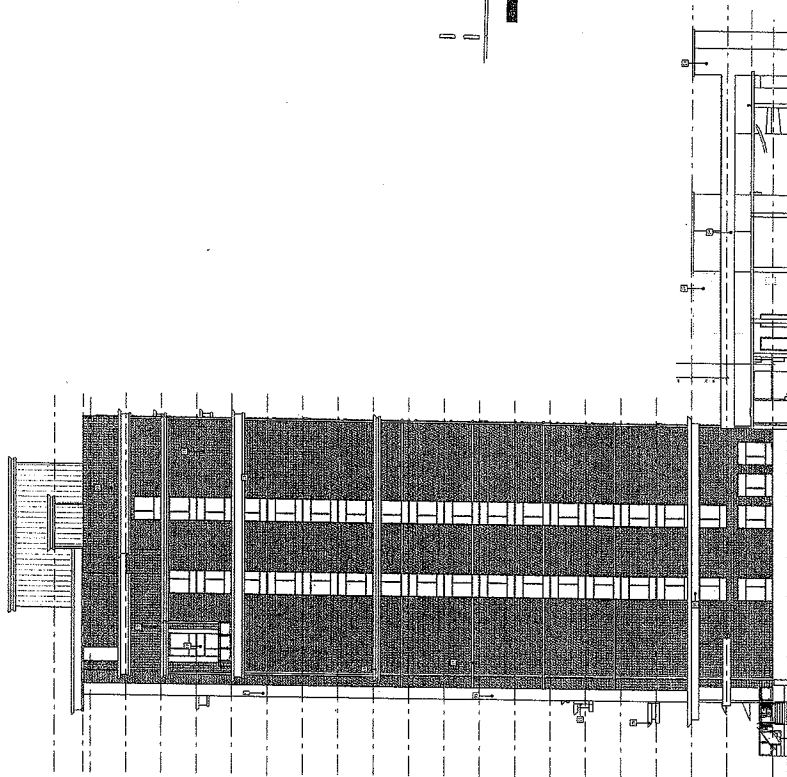


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Proposed Elevations



Proposed South Elevation



Proposed West Elevation

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BACKGROUND

Re- Zoning

On December 24, 2010, the applicant submitted an application for a Zoning By-law amendment to change the zoning of the subject lands from a Residential R9 (R9-7.H45) Zone and a Residential R9 (R9-7.H50) Zone by adding a bonus zone to the current zoning to permit the development of a residential apartment building with increased density and height than the standard zone would permit as well as reductions to various regulations including yard setback requirements, the minimum number of parking spaces, and lot coverage in exchange for a development that incorporates high quality urban design supporting the City's urban design principles (our file Z-7856). Council adopted the Zoning By-law Amendment on April 19, 2011, to re-zone the subject lands FROM a Residential R9 (R9-7.H45) Zone and Residential R9 (R9-7.H50) Zone TO a Holding Residential R9 Bonus (h-5.h-129.R9-7.H45.B-14) Zone for the properties located at 1235,1237,1245,1247 Richmond Street AND a Holding Residential R9 Bonus (h-5.h-129.R9-7.H50.B-14) Zone for the lands at 1253 Richmond Street to retain the uses listed above as the base zoning and adding a bonusing provision to permit an apartment building, subject to design approval with the following special provisions:

- a minimum front yard depth of 4.4m;
- a minimum rear yard depth of 1.8 metres;
- a northern interior side yard depth of 5.1 metres;
- a southern interior side yard depth of 2.1 metres;
- a minimum landscaped open space requirement of 23%;
- a maximum lot coverage of 64%;
- a maximum height of 55 metres;
- a minimum of 174 off-street parking spaces;
- a maximum density of 450 units per hectare; and,
- a maximum of 2 bedrooms per dwelling unit,

These provisions were approved in exchange for the construction of a specified building design which provides for the following design features:

- *building orientation toward Richmond Street with parking area located to the rear;*
- *building elevations that have been divided into a series of modulated components that are defined by complementary changes in height, massing, and cladding materials;*
- *the division and articulation of the base, middle and cap of the building;*
- *a variation of building materials and the use of cornices that define the major changes in cladding materials on the elevations;*
- *the development of a paved and landscaped urban forecourt along Richmond Street within the applicant's property limits; and,*
- *a main entrance area marked by an entry canopy, a change in cladding materials, and a 5-storey colonnade.*

Holding Provision h-5 is as follows:

h-5 Purpose: *Purpose:* To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13*, prior to the removal of the "h-5" symbol.

Holding Provision h-129 is as follows:

h-129 Purpose: To ensure that the results of the Hydraulic Floodway Analysis are accepted to the satisfaction of the Upper Thames River Conservation Authority.

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Urban Design Peer Review Panel

On January 19, 2011 and prior to the Zoning By-law public meeting, the proposal was presented before the Urban Design Peer Review Panel (UDPRP) who had the following comments regarding the proposed development:

- The panel suggested that the building’s exterior elevations could use some editing to remove many of the elements that are currently giving it the appearance of being too busy (i.e. removal of some of the cornices);
- The panel requested that the south property line be well landscaped to provide a buffer to the existing single family residence;
- The project is seeking residential intensification through bonus zoning; the design brief also noted that one of the design goals and objectives was to *“create an attractive interface between the apartment building and Richmond Street through the design and construction of an attractive urban forecourt between the front façade and the street.”*; the panel requests that a landscape plan be submitted in accordance with the City of London’s Urban Design Brief Terms of Reference that more clearly indicates the enhancements to this public realm;
- The panel asked about the relationship on the west side of the building to the parking area, which appears to be abruptly adjacent to the mass of parking – can this relationship be softened with landscaping?
- The proponent provided the following clarifications during the meeting:
 - The parking deck located to the rear (west) side of the proposed building is now proposed to split down from the ground floor, and
 - The building’s entry is located at the south end of the east elevation.

Great Near-Campus Neighbourhoods

The proposed development consists of 311, two bedroom units.

The City recently initiated a strategy called the Great Near-Campus Neighbourhood to encourage a mix of residential dwelling types at appropriate locations while preserving stable homogeneous neighbourhoods. To achieve this goal, the proposed policies directed residential intensification to higher density forms of housing at locations that are designated Multi-Family, Medium and Multi-Family, High Density Residential located along arterial roads and serviced by public transit. Within the Near-Campus Neighbourhoods Area, a dwelling unit within an Apartment Building shall contain no more than three bedrooms.

At its session held on June 26 and 27, 2012, Council resolved that the proposed Official Plan and Zoning By-law amendments be adopted (with the exception of a proposed 9.0m maximum height regulation for Residential R1, R2, and R3 zones which was referred back to Staff). An appeal to these amendments was received on August 21, 2012. Further appeals were received on August 24, 2012.

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SIGNIFICANT COMMENTS

Engineering

- The 300mm diameter storm sewer on Richmond Street was designed for road drainage only. The owner shall be required to extend adequate storm sewers and outlet on Richmond Street across the frontage of this site in conjunction with this development.
- The Owner shall be required to provide onsite storm quality control due to the amount of proposed paved surface area (parking spots). The Owner will be required to have a Professional Engineer design and install Level 2 water quality controls (e.g. Oil/Grit Separator) to the standards of the Ministry of the Environment and to the satisfaction of the City Engineer. Inspection Manhole may also be applicable.
- The Owner shall comply with the City's Drainage By-Law to ensure that stormwater run-off from these lands will not cause any adverse effects to these lands and/or adjacent lands. The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands. The Owner is to provide a lot grading plan for stormwater flows on site that is designed by a professional engineer for review.
- Municipal water servicing is available on Richmond Street. A looped water service connection to a public or private watermain or watermain must be installed to the satisfaction of the City Engineer. All existing water services no longer being used are to be properly abandoned at the main to the satisfaction of the City Engineer.

Transportation Planning and Design

- A road widening dedication will be required measured 18 metres from the centreline of Richmond Street. The limit of the dedication is to be clearly identified on the site plan.
- A clear throat distance of 15m from the right-of-way limit will be required at the entrance.
- In order to permit full turning movement at both accesses, a left turn lane must be constructed on Richmond St. If there is insufficient right-of-way on Richmond St to construct the turn lane for the south access then this access will be restricted to right in/out only.

Parks Planning

- Parkland dedication has not been collected for the subject lands. The applicant will be required to provide parkland dedication at the time of building permit in the form of cash-in-lieu pursuant to By-law CP-9.
- The design and facade of the proposed building/parking structure should take into consideration the interface between the Thames Valley Corridor and the subject property. Consideration should be given to improve the facade of the building to better integrate it into the environment of the Corridor. In 2010, Council approved the Thames Valley Corridor Plan that requires appropriate integration of new buildings into the corridor environment rather than "turning their back" to the corridor.

Urban Forestry

- The Urban Forestry Section is requiring to be contacted by the developer before any City trees are removed along Richmond Street as a part of this development.

Urban Design

- Include landscaping along Richmond Street where the retaining wall does not have proposed planters. This includes in front of the ramp and portion where the elevated patio is proposed.

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- Visually emphasize the main entrance into the apartment building by enhancing the architectural detail; this can be achieved by including a canopy over the entrance to emphasize its location.
- The brick portion in front of the mechanical penthouse is no longer shown on the North Elevation. It is important that the roofline includes the brick portion in order to better integrate the penthouse into general design of the building. The South Elevation of the penthouse should also be redesigned to better integrate with the South Elevation of the building.
- Further break up the South Elevation by including changes in material type and/or colour. This is important as the rear of the building is highly visible from the Thames River Corridor and the design of the South Elevation should take into consideration its interface with the corridor. In 2010, Council approved the Thames River Corridor Plan that requires appropriate integration of new buildings into the corridor environment rather than “turning their back” to the corridor. One possible solution is to change the material or colour of material on the two portions of the building that are recessed from the rest of the facade.
- The doors to the newly added stairwell located in the centre of the parking structure seem to be impractical as they open into proposed parking spaces.

Upper Thames Regional Conservation Authority

- The UTRCA reviewed the Hydraulic Floodway Analysis received on November 28, 2012 and is satisfied with the report. They have no objection to the application for Site Plan Approval however a Section 28 permit will remain on hold until all planning matters have been addressed.

PUBLIC LIAISON:	On May 2, 2012, 40 letters indicating the application for site plan approval were sent out to area property owners within a 120 metre radius of the proposal. On May 5, 2012, notice of the Application was published in the London Free Press. On December 10 2012, 40 letters indicating the notice for Site Plan Public Meeting were sent out to area property owners within a 120 metre radius of the proposal. On December 13, 2012 Notice of the Site Plan Public Meeting was published in the Londoner.	1 reply has been received to date.
Nature of Liaison: Same as Requested Action		
Responses: One resident, expressed concern about increased traffic in the area as a result of the development.		

ANALYSIS

Description of the Site Plan, Landscape Plan and Elevations

The applicant is proposing a 19 storey apartment building with 311 two bedroom units. The building is proposed to support the functioning of a private residential apartment building geared towards students and will be fully furnished. It has been purposefully located as close as possible to the street in order to comply with the bonusing intent of the Zoning By-law for enhanced Urban Design Guidelines along Richmond Street. The building is proposed to be located 4.4m from the ultimate road widening allowance at the front yard with building orientation towards Richmond Street with parking located to the rear.

There are two proposed accesses to the site including one along the northern property which leads vehicles to the ground level parking. Another access at the southern property boundary leads vehicles to the upper level of the proposed parking structure. There are 174 on-site

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parking spaces which are housed in a two-level parking structure located at the rear of the property. There are also 234 bicycle parking spaces which are located in the parking structure and inside the building in a separate bicycle parking area.

The landscape plan incorporates a paved and landscape urban forecourt along Richmond Street along with proposing trees and shrubs within the City's road widening allowance. Plant material has been placed on the edges of the property to help soften the interface of the development with the surrounding buildings. In order to comply with the Bonusing intent of the Zoning By-law, landscape material is required to be planted along Richmond Street where the retaining wall does not have proposed planters.

The elevations have been reviewed by the Urban Design Section and require some adjustments before they can be approved and to demonstrate compliance with the Bonusing provisions of the Zoning By-law. Specifically, the main entrance is required to be emphasized by an enhancing architectural detail (canopy), incorporation of brick on the mechanical penthouse to ensure that it integrates with the general design of the building at the north and south elevations, changes in material type/colour on the south elevation.

Based on the siting of the building, the landscape plan and the elevations, the submitted plans (once revised) will result in a development that is compatible with surrounding land uses and appropriate for the lands.

Is the Proposed Site Plan in conformity with the Official Plan and is it consistent with the Provincial Policy Statement?

The proposed apartment building conforms to the Official Plan. The Provincial Policy Statement encourages efficient land use and development patterns, provides for an appropriate range of housing types and densities, and is serviced in an efficient and cost-effective manner. The proposal is within a developed and serviced neighbourhood that provides additional housing options which complement the existing surroundings and is consistent with the Provincial Policy Statement. The lands are also regulated by the Upper Thames Regional Conservation Authority which required the acceptance of the Hydraulic Floodway Analysis to demonstrate conformity to the Provincial Policy Statement.

Does the Plan Conform to the Holding Residential R9 Bonus (h-5.h-129.R9-7.H45.B-14) Zone for the properties located at 1235,1237,1245,1247 Richmond Street AND the Holding Residential R9 Bonus (h-5.h-129.R9-7.H50.B-14) Zone for the lands at 1253 Richmond Street Zoning?

The proposed site plan has been reviewed against the Holding Residential R9 Bonus (h-5.h-129.R9-7.H45.B-14) Zone for the properties located at 1235,1237,1245,1247 Richmond Street AND a Holding Residential R9 Bonus (h-5.h-129.R9-7.H50.B-14) Zone for the lands at 1253 Richmond Street and conforms to the requirements of the Bonused Zone as outlined below.

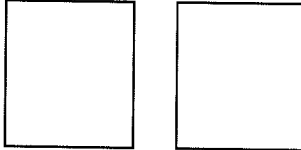
Building Orientation towards Richmond Street with parking area located to the rear;

The building has been orientated towards Richmond Street and proposed a parking structure at the rear of the building which also complies with the Zoning setbacks specified for this zone.

Building elevations that have been divided into a series of modulated components that are defined by complementary changes in height, massing, and cladding materials;

The division and articulation of the base, middle and cap of the building;

A variation of building materials and the use of cornices that define the major changes in cladding materials on the elevations;



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A main entrance area marked by an entry canopy, a change in cladding materials, and a 5-storey colonnade.

The building elevations have been reviewed by Urban Design against these bonus provisions and general Urban Design standards for all site plans. The section recommends that further variation of building materials be employed at the rear elevation and for the mechanical penthouse and an entry canopy be proposed to demonstrate compliance with these provisions.

The development of a paved and landscaped urban forecourt along Richmond Street within the applicant's property limits;

The landscape plans incorporates a paved and landscape urban forecourt along Richmond Street within the subject property limits. The forecourt has incorporated fixed and moveable seating, planter boxes and lighting standards along with plant material to accomplish this design feature. Landscape plant material has been requested where the retaining wall does not have proposed planters along Richmond Street.

Council resolution on the approved re-zoning application indicated 10 special provisions that apply to the site plan for density, number of bedrooms per unit, yard setbacks, landscape open space, lot coverage, height, and off-street parking. This development complies with the site specific zoning regulations of the B-14 Zone.

Also, the proposal was reviewed against the General Provisions of the Zoning By-law and demonstrated conformity with those provisions.

Is the Site Plan Compatible with Adjacent Properties?

The proposed site plan is consistent with the Council Resolution of the Zoning By-law Amendment which includes provisions for Urban Design features and is compatible with adjacent properties.

The design has accommodated Staff's request to ensure that the building does not "turn its back" to the Thames River Corridor by providing horizontal architectural elements in the facade as well as changes in material type and colour to the rear elevation. The landscape plan has also incorporated native species along the rear of the property to soften the development edge.

Response to Area Residents

None

Claims and Revenue

Upon review of the Development Charges By-law, the following claims and revenue information has been estimated.

	<u>Estimated Revenue</u>	<u>Estimated Claims</u>
Urban Works Charges	\$1,228,139.00	\$NIL
City Services Charges	\$3,051,843.00	\$NIL
TOTAL	\$4,279,982.00***	\$NIL





*** Less the demolition credits which are dependent on the size of the existing buildings. The final amount is to be calculated at the time of the building permit application.

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CONCLUSION

Based on a review of the applicable Official Plan policies, the Provincial Policy Statement, and Bonus provisions, approval of the submitted site plan, landscape plan, and elevations (once revised) are considered appropriate for the development of these lands. The proposal represents good land use planning and subject to the results of the public meeting, revised drawings could be recommended for approval along with a standard Development Agreement. Removals of the holding provisions for the subject property are forthcoming along with the road widening dedication and external road works.

PREPARED BY:	RECOMMENDED BY:
	
SARA BELLAIRE, OALA CSLA LANDSCAPE PLANNER DEVELOPMENT SERVICES	JEFF LEUNISSEN, MCIP RPP MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
REVIEWED BY:	SUBMITTED BY:
	
JENNIE A. RAMSAY, P.ENG. MANAGER, DEVELOPMENT SERVICES DEVELOPMENT & COMPLIANCE DIVISION	GEORGE KOTSIFAS, R.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

December 18, 2012

JL/SB

c:

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Bibliography of Information and Materials

Reference Documents:

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

City of London, Notice of Application, May 2, 2012.

City of London, Notice of Public Meeting, December 10, 2012.

City of London, Living in the City – Saturday, May 5, 2012.

City of London, Living in the City – Thursday, December 13, 2012.

City of London, Site Plan By-law C.P.-1455-451.

Provincial Policy Statement, March 1, 2005.

City of London, Report to Built and Natural Environment Committee, File No. Z-7856, March 28, 2011.

City of London, Council Resolution, Z-7856, April 5, 2011.

City of London, Site Plan Application, SP12-012179, April 30, 2012.

City of London, Report to Planning & Environment Committee, File No. OZ-7663, June 18, 2012.

City of London, Report to Planning & Environment Committee, File No. OZ-7663, November 26, 2012.