

1057, 1059 and 1061 Richmond Street

Neighbourhood Presentation
Planning and Environment Committee

May 7, 2013

Introduction

William Pol, MCIP, RPP Representing residents of Sherwood Avenue:

- **Paul Adams**
- **Mary Ann Colihan**
- **Steve Harris, Lesley Harris**
- **Nathan Garber, Margaret Garber**
- **Michel Backx**

Presentation

- **Introduction**
- **Mary Ann Colihan – Video Presentation**
- **Michael Backx – Presentation**
- **William Pol, MCIP, RPP – land use policy**

Neighbourhood Win – win Upscale Condominium Church

- Retain Church and 1057 Richmond Street
- 6 dwelling units; 18 bedrooms; plus the dwelling
- 11 parking spaces; existing driveway; bollards to prohibit laneway access
- Maintain outdoor amenity space
- Remove the Neighbourhood Facility (NF1) zone
- Bonus zoning and Holding provisions

SHERWOOD AVENUE

RICHMOND STREET

12.05

37.72

2.69

EXISTING DWELLING TO REMAIN

30.48

5.96

11.36

EXISTING BUILDING

SIDEWALK

1.92

LANDSCAPE AREA

NEW PARKING AREA

6.70

2.50

18

17

16

15

14

EXISTING EASEMENT

RECONFIGURED PARKING AREA

5

6

10

11

7

8

9

8

9

10

11

1

2

3

4

5

6

7

8

9

10

11

6

7

8

9

10

11

2.15

6.70

2.75

7.50

2.50

6.70

2.50

6.70

2.50

6.70

2.50

6.70

2.50

6.70

2.50

6.70

2.50

6.70

2.50

Bollards



Mary Ann Colihan
191 Sherwood Avenue
Video Presentation

Michael Backx

192 Sherwood Avenue

- This application is contrary to everything that the City Council has done to maintain stable neighbourhoods in North London
- 14 Units and 34 bedrooms higher than the maximum density of 75 units per hectare is just too much and is not of a scale which is compatible with the neighbourhood

Michael Backx

192 Sherwood Avenue

- There is nothing in the planning report to justify how the planners arrived at the maximum density of 75 units per hectare
- There was no **Neighbourhood Character Statement** and no **Compatibility Report** as required under the official plan for intensification proposals
- The official plan is clear - for intensification – a proposal must be compatible with the surrounding neighbourhood

Planning Rational for the Church Conversion – William Pol

- City of London land use analysis
- Building Footprints
- Landscaped Areas
- Paved Areas
- Heritage Inventory
- Land Use Policy

Neighbourhood

Building Footprints

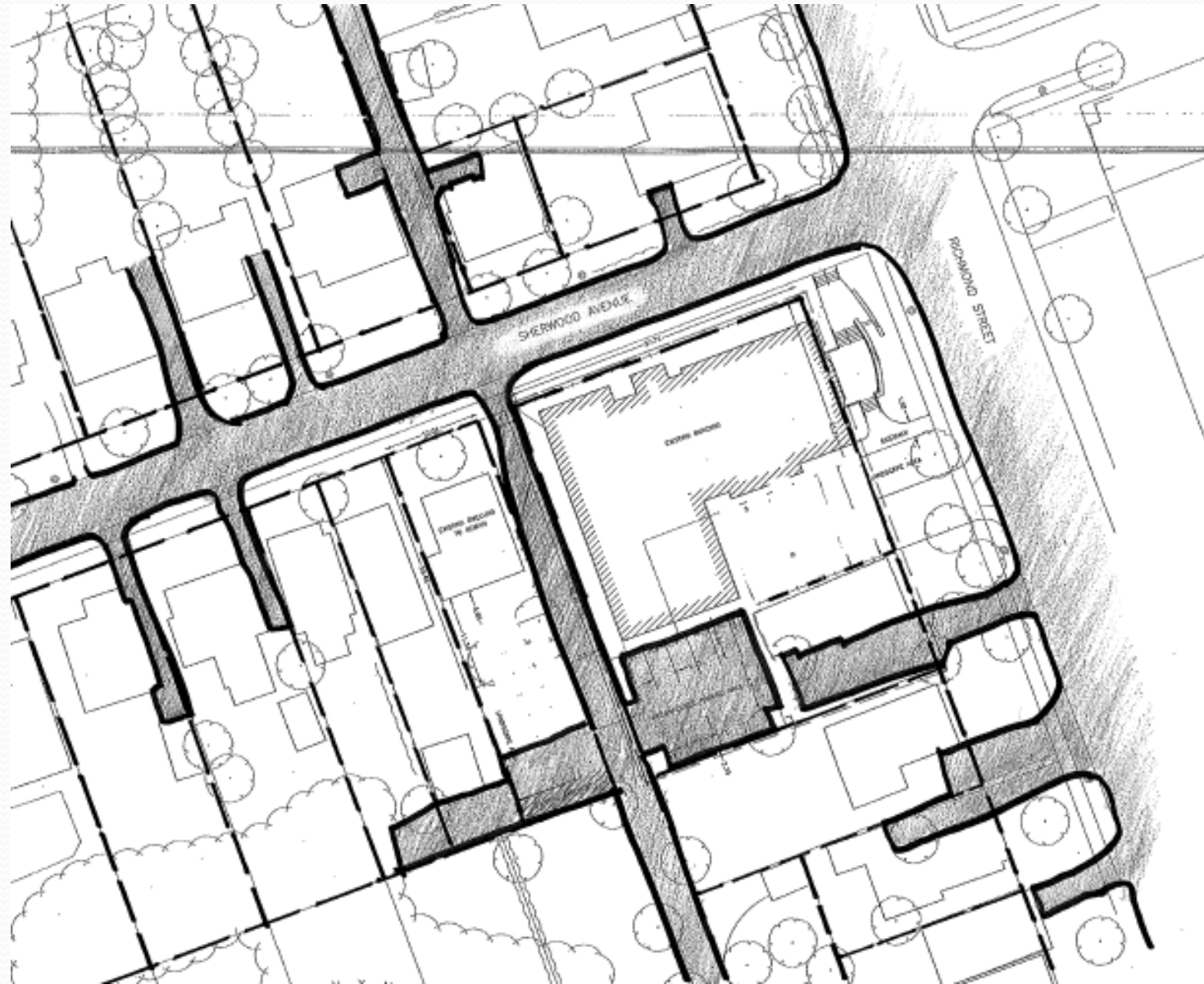


Neighbourhood Landscaped Areas

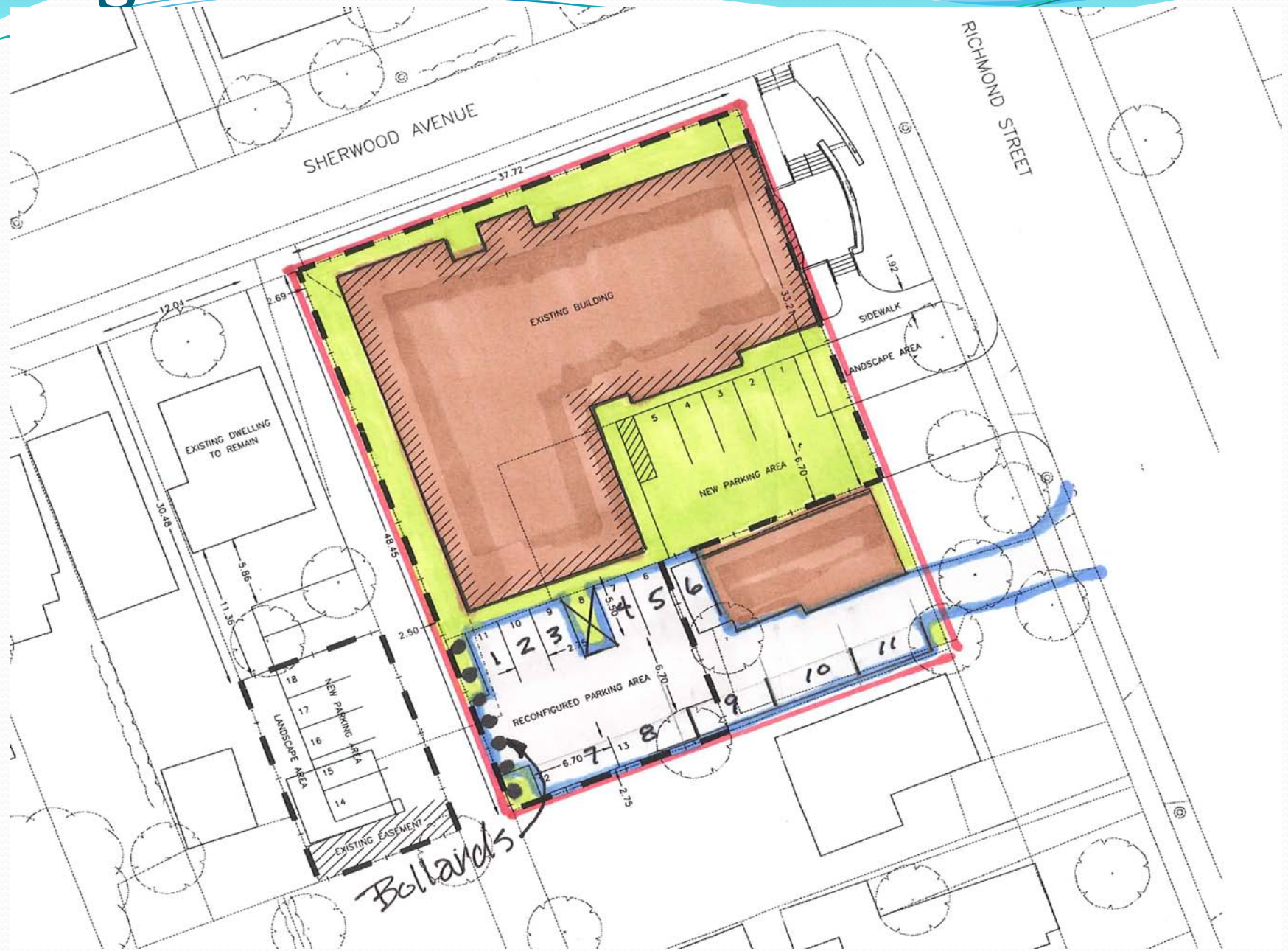


Neighbourhood

Paved Areas



Neighbourhood Win - win



Neighbourhood Heritage

- Robinson United church 1911
- 1059 Manse – 1909 demolished 2004
- 1057 Dwelling – 1886
- 5 of 7 buildings on Richmond
- 6 of 13 buildings on Sherwood
- Slate roof removed
- Organ removed
- Stained glass windows removed



Official Plan Bonusing 19.4.4

- Increases height and density
- Reasonable cost/benefit
- **MUST** benefit the general public and/or enhance design
- Not result in a scale of development that is incompatible

Reasons:

1. Aesthetically attractive with enhanced landscaped open space
2. Preservation of structures of cultural heritage value in consideration for designation under the *Ontario Heritage Act*

Bonsuing Analysis

- Increase in existing density from 2 units to 14 units
700% increase
- Reasonable cost\benefits

NO NEIGHBOURHOOD BENEFITS:

- More traffic and parking 20 spaces
- Less landscaping – adding 12 spaces
- Less heritage quality – loss of 1057 Richmond
- Density is incompatible at 76.5 units per hectare



Land Use Policy

Provincial Policy Statement:

Appropriate intensification creating unhealthy neighbourhoods

City of London Official Plan:

Maintain and protect the character of residential areas through zoning regulations

Land Use Policy

North London Broughdale Neighbourhood Policy:

Protect the heritage character; maintain outdoor amenity space; scale in keeping with the neighbourhood

Near Campus Neighbourhood Plan:

Maintain stable residential areas; discourages intensification and intensive parking

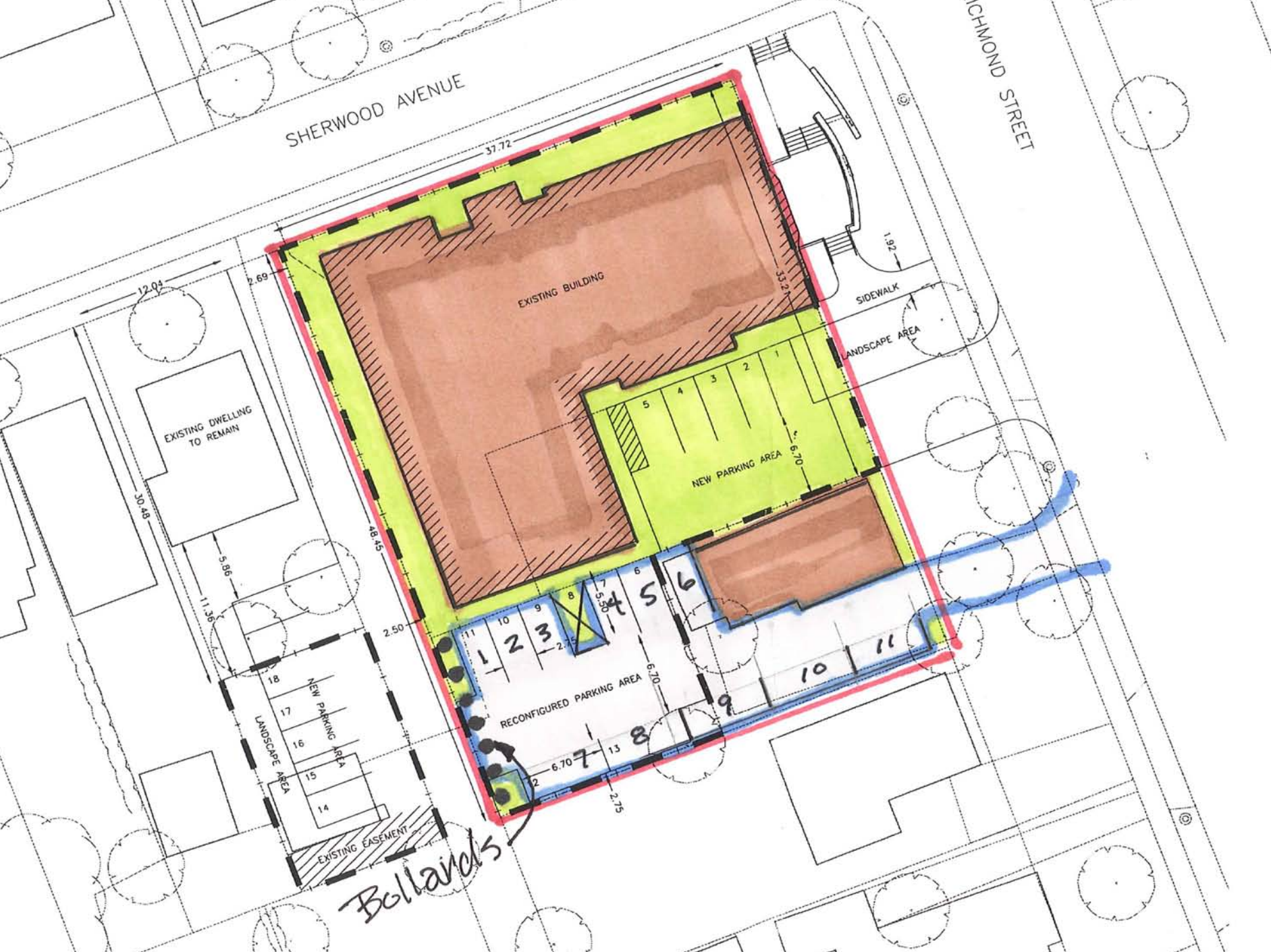
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THANK YOU - QUESTIONS

SHERWOOD AVENUE

RICHMOND STREET



Bollards