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File No: Z-8106
N. Musicco

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING & CITY PLANNER
SUBJECT:	APPLICATION BY: ROMLEX INTERNATIONAL INC. 1057, 1059 and 1061 RICHMOND STREET PUBLIC PARTICIPATION MEETING ON MAY 7, 2013

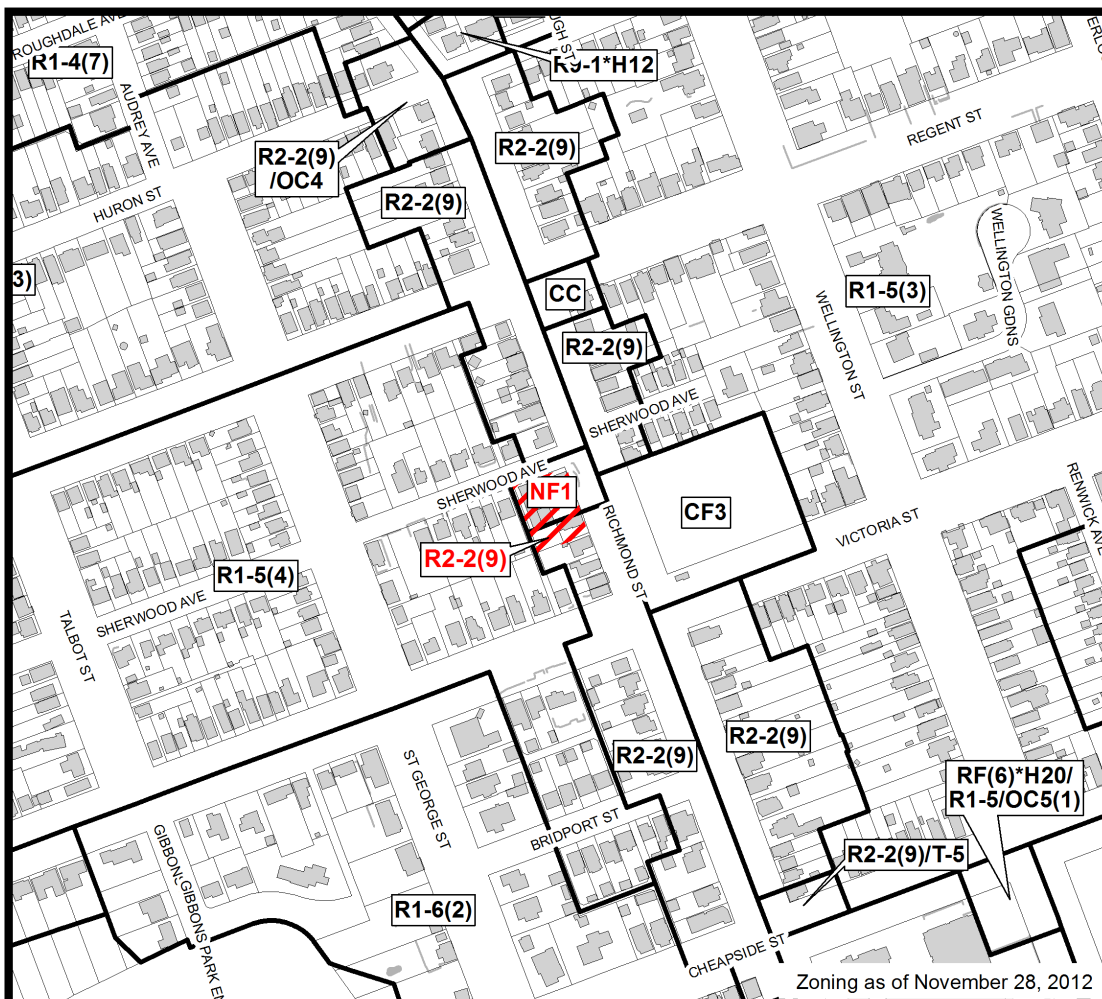
RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, the following actions be taken with respect to the application of Romlex International Inc. relating to the properties located at 1057, 1059 and 1061 Richmond Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 14, 2013 to amend Zoning By-law No. Z.-1 in conformity with the Official Plan, to change the zoning of the subject lands **FROM** a Neighbourhood Facility (NF1) Zone and a Residential R2 Special Provision (R2-2(9)) Zone **TO** a Holding Neighbourhood Facility Special Provision Bonus (h-5*h-(*)NF1()*B ()) Zone to continue to permit Churches, Elementary schools, Community centres, Day care centres, Libraries, Private schools, Fire stations, Private club and Police station subject to a Special Provision for a minimum parking area setback from a front/exterior lot line of 0.5m, a 0 meter parking area setback from the interior/rear property line, a minimum landscape open space of 10% and to add a Bonus Zone to permit a maximum of 14 residential units within the existing building located at 1061 Richmond Street as a permitted use and regulations that: limit the maximum number of bedrooms per unit to 4, permit a maximum of one (1) four bedroom unit, permit a minimum of nine (9) two bedroom units, with a maximum density of 76.6 units per hectare, including holding provisions to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review and for the protection of the public right-of-way corridor, which shall be implemented through a development agreement in return for the provision of the following services facilities and matters:
- the preservation of the heritage structure on the property located at 1061 Richmond Street through its designation under the Ontario Heritage Act
 - a 1.2 m (4 feet) in height, masonry wall matching the materials and architectural expression of the existing building located at 1061 Richmond Street, supplemented with high quality landscaping, to provide for screening of the parking area along the majority of the Richmond Street frontage.
- (a) Subject to policy 19.1.1 iii) of the Official Plan where '*Minor variations from numerical requirements in the Plan may be permitted by Council without an Official Plan amendment, provided that the general intent and objectives of the Plan are maintained,* the requested density of 76.6 unit per hectare **BE INTREPRETED** to conform to the policies of the Official Plan.
- (b) The London Advisory Committee on Heritage **BE REQUESTED** to review the plans submitted as part of the Zoning By-law amendment application and consider the reasons for designation that have been prepared for the property to date, noting that future Richmond Street right-of-way requirements may necessitate the removal of the staircase which is located in the road allowance.

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Zoning as of November 28, 2012



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: NF1 & R2-2(9)

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

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE

- DA - DOWNTOWN AREA
- RSA - REGIONAL SHOPPING AREA
- CSA - COMMUNITY SHOPPING AREA
- NSA - NEIGHBOURHOOD SHOPPING AREA
- BDC - BUSINESS DISTRICT COMMERCIAL
- AC - ARTERIAL COMMERCIAL
- HS - HIGHWAY SERVICE COMMERCIAL
- RSC - RESTRICTED SERVICE COMMERCIAL
- CC - CONVENIENCE COMMERCIAL
- SS - AUTOMOBILE SERVICE STATION
- ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE

- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW

- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE

- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION

2) ANNEXED AREA APEALED AREAS

- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "B" - BONUS SYMBOL
- "T" - TEMPORARY USE SYMBOL

CITY OF LONDON
PLANNING, ENVIRONMENTAL AND ENGINEERING SERVICES

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



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

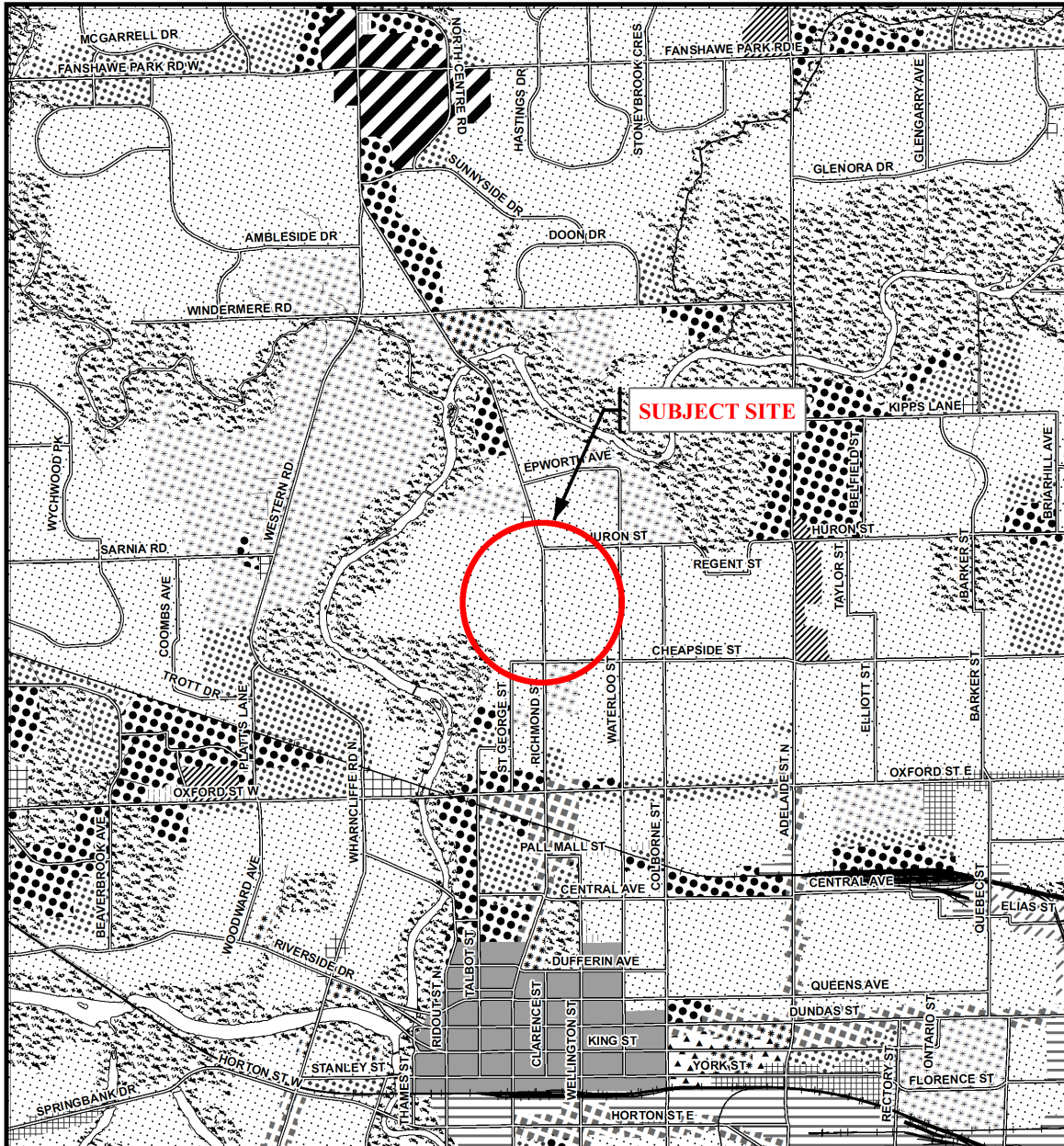
FILE NO:
Z-8106 NM

MAP PREPARED:
2013/01/11 CK

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Meters

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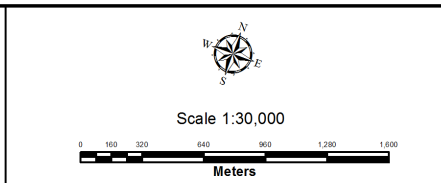
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Legend	
	Downtown
	Enclosed Regional Commercial Node
	New Format Regional Commercial Node
	Community Commercial Node
	Neighbourhood Commercial Node
	Main Street Commercial Corridor
	Auto-Oriented Commercial Corridor
	Multi-Family, High Density Residential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

CITY OF LONDON
Department of
Planning and Development
OFFICIAL PLAN SCHEDULE A
- LANDUSE -

PREPARED BY: Graphics and Information Services



FILE NUMBER: Z-8106
PLANNER: NM
TECHNICIAN: CK
DATE: 2013/01/11

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PREVIOUS REPORTS PERTINENT TO THIS MATTER

North London Residential Study (OZ-6564)

An area study was undertaken comprising a portion of the North London planning district bounded by Oxford Street East to the south, Waterloo Street to the east, and the Thames River to the north and west. The purpose of the study was to review Official Plan policies and Zoning By-law regulations relating to existing floor area ratio and parking regulations in the Broughdale neighbourhood located in the northerly part of the study area, and to determine if there is any merit in extending these controls to other North London neighbourhoods, including portions of the St. George/Grosvenor Neighbourhood and the Richmond Street corridor between Huron Street and Grosvenor Street.

Richmond Street Corridor Study (1994)

The Richmond Corridor, between Grosvenor and Parkdale Avenue, is mostly comprised of single family detached dwellings. This strip contains several contiguous blocks of these low density residential structures, most of which have not been converted for additional residential units. The only substantial interruptions to this low density residential strip include two churches (Robinson Memorial United Church, Holy Trinity Greek Orthodox Church) and a small commercial strip that exists just south of the University of Western Ontario gates. Council is committed to preserving the low density residential character of the Richmond Street Corridor. In summary, despite continual pressure for office and retail commercial uses, the Richmond Corridor has maintained its stable residential character - particularly north of Grosvenor Street.

Greater Near Campus Neighbourhood Strategy

One of the primary goals of the Great Near-Campus Neighbourhood Strategy is to encourage a mix of residential dwelling types at appropriate locations while preserving stable homogeneous neighbourhoods. To achieve this goal, the proposed policies promote residential intensification in multiple unit forms of housing such as apartment buildings at locations that are appropriately designated and located along arterial roads where there is access to public transit. Council approved the recommended amendments with the exception of the Zoning By-law regulations pertaining to a reduction in building heights. On August 21, 2012 and August 24, 2012 appeals were submitted. The Ontario Municipal Board hearing is scheduled for June 10, 2013.

BACKGROUND

OZ-8006 – 1057 and 1059 Richmond Street, a parcel of land located behind 1061 Richmond Street and 203 Sherwood Avenue.

On January 20, 2012, Romlex International submitted an Official Plan/Zoning By-law amendment to add a new site specific Special Policy (Chapter 10) to the Official Plan to permit the conversion of the existing non-residential building at 1061 Richmond Street and 1059 Richmond Street to add “medical/dental office” and “professional office” uses to the Low Density Residential designation and utilize a westerly parcel at 203 Sherwood and a parcel of land located behind 1057 Richmond Street for accessory parking for the proposed office uses. On May 15, 2012, the agent on behalf of the applicant asked that the City place the application on hold. In September 2012, the applicant officially withdrew the application, indicating that they would be submitting a revised Zoning By-law amendment application, seeking a residential use.

Z-8106 - Report to Planning Committee– 1057, 1059, 1061 Richmond Street. **(Appendix ‘B’)**

On February 5, 2013, Planning Staff recommended a zoning change FROM a Neighbourhood Facility (NF1) Zone and a Residential R2 Special Provision (R2-2(9)) Zone TO a Holding Neighbourhood Facility Special Provision Bonus (h-(*)NF1()*B()) Zone.

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Municipal Council, at its session held on February 12, 2013 resolved:

That, notwithstanding the recommendation of the Managing Director, Planning & City Planner, the application of Romlex International Inc., relating to the properties located at 1057, 1059 and 1061 Richmond Street BE REFERRED to the Civic Administration for consideration of including, but not limited to the following:

- a) *designating the laneway one way, heading north;*
- b) *traffic in and out access on/onto Richmond Street;*
- c) *the removal of the holding provision for the stairs; and,*
- d) *meet with the applicant and the neighbours;*

On March 20, 2013 a Community Meeting was hosted by the City of London where the following matters were discussed:

- a) Designation of Laneway, Heading North
- b) Traffic In & Out Access onto Richmond Street

The following four options were presented for discussion at the meeting;

1. No access off of Richmond,
 2. Right in/Right Out from Richmond,
 3. Right in/Right Out from Richmond with no laneway access, and
 4. One way laneway access.
- Concern was raised about putting additional traffic on the laneway given the current state, lack of maintenance and historic use by pedestrian and bicycle traffic, in particular by families with small children who have been concerns with the narrow sidewalk close to Richmond Street.
 - The narrow laneway and congestion of parked vehicles in the area has led to reduced visibility for motor vehicles turning onto both Sherwood Avenue and Victoria Street.
 - Neighbors felt the lane may be able to safely accommodate more traffic if substantial improvements including; widening, paving, dealing with grading issues and year round maintenance were addressed .
 - There was discussion about the developer upgrading the laneway, which may include a separated pedestrian walkway, and being authorized to provide year round maintenance.
 - Option three (#3) appeared to allow for the least impact on the neighbourhood and most likely to safeguard community interest, recognizing however, that there may be traffic issues on Richmond Street.
- c) Removal of Holding Provisions For Stairs.
 - Staff advised that the existing stairs on Richmond Street would at some undetermined time the future need to be removed by the City to allow for the expansion of the transportation network.
 - The proponent confirmed that all components of the development would be retained on the privately owned lands and therefore not be affected by the pending removal of the stairs.
 - There were no concerns raised by the public and the item was understood to be a planning administration function.

In response to the Community Meeting held on March 20, 2013, Zelinka Priamo Limited submitted a letter and a concept plan – March 29, 2013 (**Appendix ‘C’**) on behalf of the applicant addressing the following:

- A provision for two parking entrances to the site is necessary.
- The site plan has been updated to provide a 1.2m. walkway within the laneway, to ensure pedestrian safety.

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- The applicant suggested placing bollards on the southerly limit of the subject lands to ensure that traffic from the proposed development cannot access the southerly portion of the laneway through Victoria Street.
- The applicant indicated that he would maintain the portion of the laneway utilized by the residents of the proposed development.
- The applicant indicated that the inclusion of the Holding Provision on the subject lands for the protection of the public right-of-way is unnecessary.
- The applicant indicated that they did not feel it was necessary to meet with the residents for a second time.

On April 22, 2012, a second meeting was by hosted by Planning Staff by request of some of the area residents. The concerns/matters addressed by the area residents included:

- Retain both buildings (1057 Richmond Street and 1061 Richmond Street).
- Allow access onto Richmond Street exclusively and block access to the laneway.
- The request for a Residential (R8) zone is preferred and the Neighbourhood Facility (NF) zone should be removed.
- The Neighbourhood Facility (NF) Zone should not be expanded onto 1057 Richmond Street.
- Retain the outdoor amenity space / lacks residential amenity.
- Preference for 6 units and a total of 18 bedrooms for 1061 Richmond Street and retain 1057 Richmond Street (total 7 units).
- The rear of 1061 Richmond Street should be removed (former Church offices).
- There is minimal paved area within the surrounding neighbourhood.
- Bollards should be placed at the rear property line, blocking vehicular access to the laneway.
- The proposed density of 76.6 units per hectare is too intense. Intensity is not appropriate.
- 38.8 units per hectare is more reasonable (6 units / 18 bedrooms).
- Building coverage is too intense.
- Do not want parking lot along Richmond Street.
- Concern with student occupancy.
- The proposal is not in keeping with the character of the neighbourhood.
- The overall form and level of intensification is not appropriate.

On April 24, 2013, a letter and concept plans (**Appendix 'D'**) were submitted to the Planning Division by William Pol on behalf of some area residents including the following concerns:

- Allow a maximum of six (6) dwelling units each with three (3) bedrooms (maximum 18 bedrooms) in the historic Robinson United Church and retain one dwelling unit in the existing building at 1057 Richmond;
- Allow 11 parking spaces to the side and rear of 1057 Richmond; retain the existing driveway to Richmond Street; and use bollards to prohibit vehicular access to the laneway;
- Retain the existing outdoor amenity space between the Church and 1057 Richmond Street;
- Place a Holding Residential R8 Exception (R8- ___ () Zone to permit the apartments in the existing buildings; retain the single detached dwelling (1057 Richmond Street); and remove the Neighbourhood Facility (NF1) zone.

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ANALYSIS

Does the requested amendment conform to the Provincial Policies?

The applicants requested amendment remains consistent with these policies. Specifically, the recommended amendment is consistent with the stated intent that “*accommodating an appropriate range and mix of residential, employment (including industrial, commercial and institutional uses), recreational and open space to meet the long-term needs helps to sustain healthy, livable and safe communities*”. The proposal will allow the adaptive reuse of the existing church building (1061 Richmond Street) by converting the interior to 14 residential dwelling units. The policies of the PPS require municipalities to identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. This policy allows an opportunity for intensification and redevelopment utilizing existing building stock.

Does Proposed Development Conform to the Official Plan?

The proposed development conforms to the policies for infill conversion in the Low Density Residential designation and conforms to the specific policies of the North London/Broughdale Neighbourhood for multi-unit dwellings along the Richmond Street corridor for the following reasons:

1. Converting the church to a maximum of 14 dwelling units, the development result in a density that is 76.6 units per hectare.
2. The maximum allowable density in the Low Density Residential designation is 75 units per hectare, however according to section 19.1.1 iii) of the Official Plan ‘*Minor variations from numerical requirements in the Plan may be permitted by Council without an Official Plan amendment, provided that the general intent and objectives of the Plan are maintained.*’
3. The residential intensification and bonusing policies allow the Low Density Residential designation on the property to be maintained, and will permit a residential use on the subject lands without introducing a new designation which would broaden the range of uses.
4. The subject lands are being bonused to support the preservation of structure on the property located at 1061 Richmond Street as being of cultural heritage value or interest by the City of London, in consideration for its designation under the Ontario Heritage Act; and to support the City’s urban design principles in Chapter 11.1.1 (x) to require a 1.2 m. (4 feet) in height, masonry wall matching the materials and architectural expression of the existing building located at 1061 Richmond Street, supplemented with high quality landscaping, to provide for screening of the parking area along the majority of the Richmond Street frontage.
5. Creating onsite parking for the dwelling units will reduce the demand of on street parking on neighbouring streets that existed with the church use;
6. Retention of the church building will preserve the architectural significance of the former church property and maintains the existing neighbourhood landmark and residential streetscape;
7. The proposed reuse of the subject lands will contribute to the protection, enhancement, restoration, maintenance and utilization of the existing building.
8. The site is located on an arterial road in close proximity to public transit.
9. In the North London/Broughdale Area and within Low Density Residential areas fronting onto the Richmond and Adelaide Street North corridors, residential intensification may be permitted through conservation and rehabilitation of the existing housing stock, provided there is adequate space to accommodate required on-site parking and landscaped open space and that intensification is of a scale which is compatible with surrounding land uses.

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Is the Proposed Zoning Amendment Appropriate?

The applicant has requested a Neighbourhood Facility Special Provision Bonus (NF1() *B()) Zone which will allow the adaptive reuse of the existing church building (1061 Richmond Street) by converting the interior to 14 residential dwelling units. Special provisions have been recommended to ensure a maximum of 14 residential units within the existing building located at 1061 Richmond Street. Regulations have also been recommended which permit a maximum of one (1) four bedroom unit, and permit a minimum of nine (9) two bedroom units. Additional special provisions include: a minimum parking area setback from a front/exterior lot line of 0.5m, a 0 meter parking area setback from the interior/rear property line and a minimum landscape open space of 10%. The intent of these special provisions is to recognize existing site conditions. The subject lands are being bonused to support the preservation of a structure on the property located at 1061 Richmond Street which has been identified as having cultural heritage value or interest by the City of London, in return for its designation under the Ontario Heritage Act; and to support the City’s urban design principles in Chapter 11.1.1 (x) by requiring a 1.2 m (4 feet) tall masonry wall matching the materials and architectural expression of the existing building located at 1061 Richmond Street, supplemented with high quality landscaping, to provide for screening of the parking area along the majority of the Richmond Street frontage. A holding provision has been added for the protection of the public right-of-way corridor.

Holding Provisions

Two holding provisions have been recommended. The holding (h-5) provision is 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. Following the additional Council direction upon review of this application, it was determined that there is merit to adding a holding (h-5) provision, considering a majority of the issues raised during the additional review are Site Plan related. This will ensure that all parties interested in how the site plan matters are ultimately proposed to be resolved by the Site Plan Approval Authority will have an opportunity to publicly review them. The holding h-(*) is to ensure the protection of the public right-of-way corridor. The h-(*) holding provision shall not be deleted until a development agreement is entered into with the City of London associated with a site plan which facilitates the protection of the public right-of-way corridor.

Response to Applicant Letter (March 29, 2013):

- The applicant is proposing 1.2m. walkway within the laneway, to ensure pedestrian safety. This may not be attainable as the laneway is City owned.
- The applicant suggested placing bollards on the southerly limit of the subject lands to ensure that traffic from the proposed development cannot access the southerly portion of the laneway through Victoria Street. This is not an option, as the laneway is a public highway.
- The holding provision for the public right-of-way remains appropriate.

Response to Neighbour Concerns:

- Student Occupancy: The Zoning By-laws regulate land use and not residential occupancy. Zoning is established in Official Plan policies and land planning principles. Tenancy is not a land use planning criterion considered in the recommendations for zoning amendments.
- Intensity: The maximum allowable density in the Low Density Residential designation is 75 units per hectare, however according to section 19.1.1 iii) of the Official Plan ‘*Minor variations from numerical requirements in the Plan may be permitted by Council without an Official Plan amendment, provided that the general intent and objectives of the Plan are maintained.*’
- Density: (Section 19.4.4) Bonusing on individual sites may exceed 25% of the density otherwise permitted, where Council approves site specific bonus regulations in the Zoning By-law. In these instances, the owner of the subject land shall enter into an agreement with the City, to be registered against the title to the land.
- Landscaping and Privacy Fencing: Landscaping and privacy fencing will be provided along the west property line to provide a buffer between the new parking spaces and the existing residential uses to the west. Issues such as noise, fencing, and drainage will be addressed at the Site Plan Approval stage.
- Removal of 1057 Richmond Street: The demolition of 1057 Richmond Street is required

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in order for proposed residential reuse of the church building to properly function. The parking access will be directed towards Richmond Street, instead of Sherwood Avenue where the original medical/dental application had proposed it.

- Laneway: The subject laneway is a public highway and the City of London is the owner of lane.
- Parking Permit on Sherwood Avenue: A mail-back questionnaire would be sent to area residents and if 50 % of the owners respond with a 2/3 majority of respondents in favor, permit parking would be recommended. The Traffic and Parking By-law would need to be amended through Committee & Council. Each household would be issued a maximum of 2 permits and only permit holders would be permitted to legally park on Sherwood Ave.
- The cost is \$60 per permit per year and it would cost each homeowner a maximum of \$120 for two permits. The permit system does not rely upon this rezoning process and can be applied for by a resident(s) at any time. A potential drawback of this system is visitors parking – a resident shouldn't have more than 2 visitors or the vehicles could receive parking tickets.
- Heritage: The subject lands are being bonused to support the preservation of a heritage structure on the property located at 1061 Richmond Street that has been identified as having of cultural heritage value by the City of London, will be secured through designation under the Ontario Heritage Act.
- On April 23, 2013 the Stewardship Committee determined that structure at 1061 Richmond Street was worthy of designation. Under Part 4 of the Ontario Heritage Act, the exterior or structure can be designated.
- Bollards: Planning Staff are not recommending bollards to be placed at the rear property line, blocking vehicular access to the laneway. This blockage would result in added vehicular impact on Sherwood Avenue from vehicles traveling northbound on Richmond Street turning left onto Sherwood Avenue and using that street to U-turn so that they could enter the parking lot with right-in/right-out access onto Richmond Street.

CONCLUSION

The proposed zoning amendment is considered appropriate at this location. Planning Staff have satisfied the direction given in the February 12, 2013 Council Resolution. The proposed amendment preserves and efficiently repurposes a landmark of a quality existing heritage building while maintaining its exterior façade and its contribution to the character of the area. The recommended amendment complies with the Low Density Residential designation and conforms to the specific polices of the North London/Broughdale Neighbourhood for multi-unit dwellings along the Richmond Street corridor in the City of London Official Plan.

PREPARED BY:	SUBMITTED BY:
NICOLE MUSICCO – PLANNER II COMMUNITY PLANNING AND URBAN DESIGN	JIM YANCHULA, MCIP, RPP MANAGER OF COMMUNITY PLANNING AND URBAN DESIGN
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING & CITY PLANNER	

April 29, 2013/nm (Attach – Appendix 'A' / Appendix 'B' / Appendix 'C' / Appendix 'D')
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Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2013

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1057 Richmond Street, 1059 Richmond Street and 1061 Richmond Street.

WHEREAS Romlex International Inc. has applied to rezone an area of land located at 1061, 1059 and 1057 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:

(a) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 1057 Richmond Street, 1059 Richmond Street and 1061 Richmond Street, as shown on the attached map comprising part of Key Map No. A102 **FROM** a Neighbourhood Facility (NF1) Zone and a Residential R2 Special Provision (R2-2(9)) Zone **TO** a Holding Neighbourhood Facility Special Provision Bonus (h-5*h-(*)*NF1()*B()) Zone.

1. Section Number 3.8(2) of the Holding Provisions Section to By-law No. Z.-1 is amended by adding the following holding provision:

h-_) Purpose: to ensure the protection of the public right-of-way corridor, the h-(*) holding provision shall not be deleted until a development agreement is entered into with the City of London associated with a site plan which facilitates the protection of the public right-of-way corridor.

2. Section Number 4 of the General Provisions of By-law No. Z.-1 is amended by adding the following Site Specific Bonus Provision:

4.3_ (B()) 1057 Richmond Street, 1059 Richmond Street, 1061 Richmond Street

The subject lands are being bonused in return for the preservation of the heritage structure on the property located at 1061 Richmond Street through its designation under the Ontario Heritage Act, and for the provision of a 1.2 m (4 feet) in height masonry wall matching the materials and architectural expression of the existing building located at 1061 Richmond Street, supplemented with high quality landscaping, to provide for screening of the parking area along the majority of the Richmond Street frontage.

a) Permitted Uses:

i) 14 Residential dwelling units in existing church.

b) Regulations

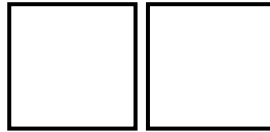
i) Number of Dwelling Units (Maximum) 14 units

ii) Four bedroom units (Maximum) 1

iii) Two bedroom units (Minimum) 9

iv) Number of bedrooms per unit (Maximum) 4

v) Parking Area Setback from front/ exterior lot line (Minimum) 0.5 meters (1.64 feet)



- vi) Parking Area Setback from rear/interior lot line meters (Minimum) 0
- vii) Landscape Open Space (Minimum) 10%
- viii) Density (Maximum) 77 units per hectare
- ix) Permitted uses confined to existing church building at 1061 Richmond Street

Notwithstanding these Zoning Regulations, the cumulative impact of this bonus zone shall not result in the creation of more than 14 residential dwelling units.

3. Section 33 of the Neighbourhood Facility Zone of By-law No. Z.-1 is amended by adding the following Special Provision:

33.3_ (NF1())1061, 1059 and 1057 Richmond Street

a) Regulations

- i) Parking Area Setback from front/ exterior lot line meters (Minimum) 0.5 meters (1.64 feet)
- ii) Parking Area Setback from rear/interior lot line meters (Minimum) 0
- iii) Landscape Open Space (Minimum) 10%

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 subsection 34(21) of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said subsection.

PASSED in Open Council on May 14, 2013

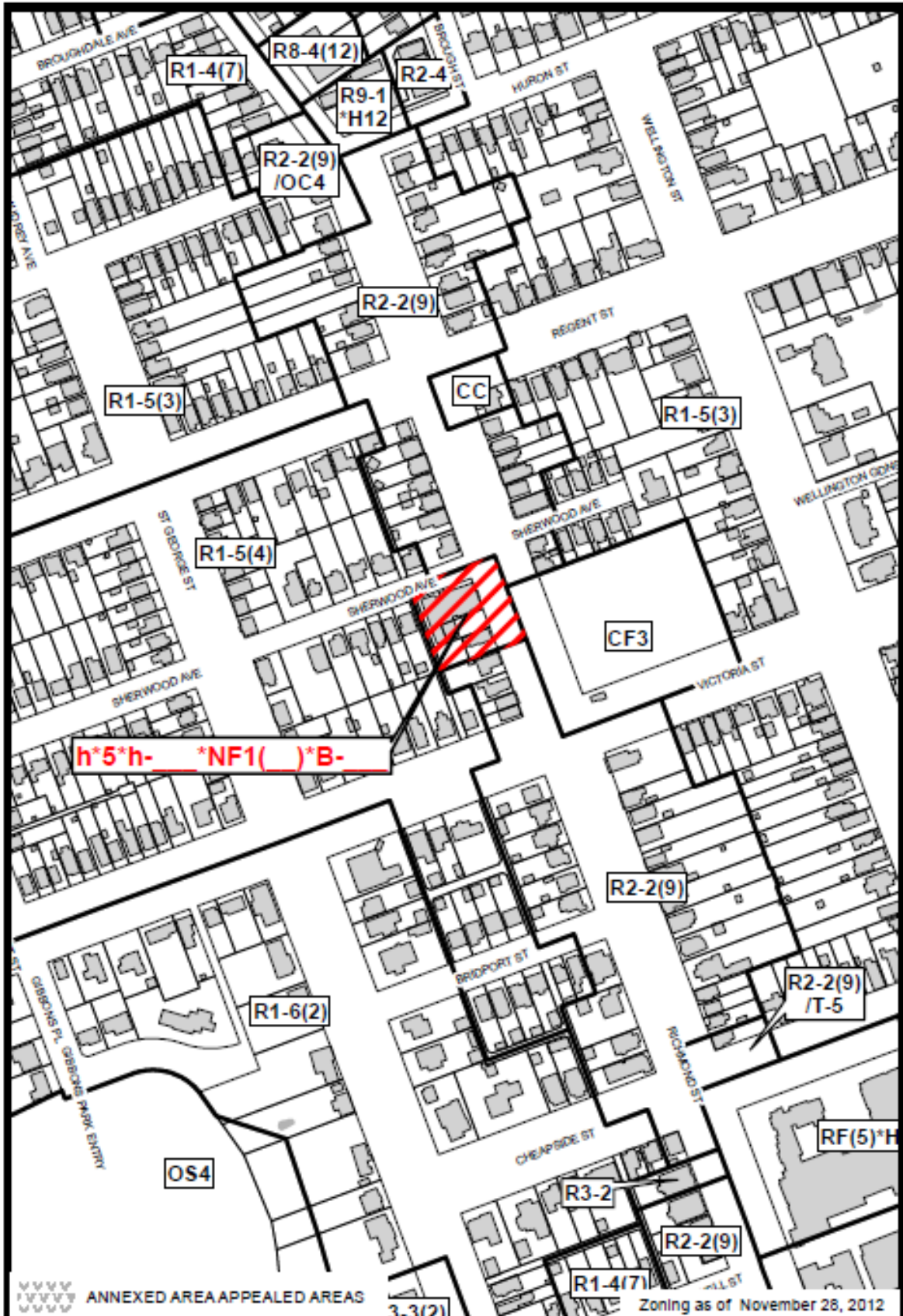
Joe Fontana
Mayor

Catharine Saunders
City Clerk


First Reading - May 14, 2013
Second Reading - May 14, 2013
Third Reading - May 14, 2013

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



File Number: Z-8106
 Planner: NM
 Date Prepared: 2013/01/25
 Technician: CK
 By-Law No: Z-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters



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Bibliography of Information and Materials (Z-8106)

Request for Approval:

City of London Official Plan / Zoning By-law Amendment Application Form, completed by Michelle Doornbosch, November 20, 2012.

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.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, March 01, 2005.

City of London, Notice of Application, November 30, 2012.

City of London, Living in the City – November 30, 2012

City of London, Notice of Public Meeting, January 18, 2013.

City of London, Living in the City - January 18, 2013.

Correspondence: (all located in City of London File No. Z-8106 unless otherwise stated)

City of London

Couvillon – Transportation Planning and Design – October 23, 2012.

B. Mercier – City Clerks Office – December 20, 2012

S. Rowland – Parks Planning – Email to N. Musicco – December 4, 2012.

N. Branscombe – City Councillor – November 30, 2012

External Responses

D. Dalrymple, London Hydro, Memo to N. Musicco, December 3, 2012

C. Creighton, UTRCA, Letter to N. Musicco, December 17, 2012.

G. Priamo and M. Doornbosch – Various Emails to N. Musicco (January 2012-January 2013)

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File No: Z-8106
N. Musicco

APPENDIX 'C'



ZELINKA PRIAMO LTD
A Professional Planning Practice

March 29, 2013

City of London
206 Dundas Street
London, ON
N6A 1G7

Attention: Ms. Nicole Musicco

Dear Ms. Musicco

RE: Zoning By-law Amendment Application Z-8106
1057, 1059 and 1061 Richmond Street
Our File: ROM/LON/10-01

Further to the neighbourhood meeting held on March 20th with respect the above noted application, we have had the opportunity to discuss the items referred back to staff by Municipal Council and would like to outline the following.

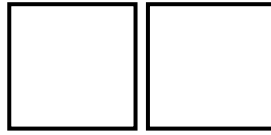
Access to the proposed parking area was raised as the primary concern related to the proposed development. Although the residents have requested that access to the parking area via the public laneway be prohibited due to safety concerns of pedestrian traffic, as we noted at the meeting, a provision for two entrances to the parking area is necessary. This will ensure that traffic accessing the site will be divided between the two entrances and ensure an efficient and balanced level of service at both, minimizing any potential congestion issues.

Furthermore, as a means of addressing the residents' safety concerns, the site plan has been updated to provide a 1.2m walkway within the private lane, to ensure for the safety of pedestrians utilizing the laneway. The proposed walkway will provide a further separation between pedestrian and vehicular traffic utilizing the laneway and can be delineated by a 1.07m high fence, if so desired. We note that such fencing cannot extend to the southerly limit of the property so that access from the laneway to the rear yards of the three parcels to the west, along Sherwood Avenue, is still maintained. We have attached a copy of the updated site plan for your review.

In addition, bollards are also proposed at the southerly limit of the subject lands to ensure that traffic from the proposed development cannot access the southerly portion of the laneway through to Victoria Street. Our client will undertake to ensure that he maintains the portion of the laneway utilized by residents of the proposed development. The portion of the laneway not accessible from the proposed development will remain as it currently exists.

With respect to the remaining item, being the status of the stairs on the front of the building, we reiterate that the inclusion of a Holding Provision on the subject lands for the protection of the public right-of-way is unnecessary. The stairs at the front of the church are located entirely within the public road allowance. Should the need arise in the future for the stairs to be removed, the City has the authority to do so. In addition, as shown on the floor plans submitted with our application, provision has already been made for the primary entrance of the front unit to be via the Sherwood entrance and internal hallways. The existing entrance to the stairs will

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be, in effect, terrace doors which would be locked and function as a window if and when the stairs are removed.

While we understand that there are still other concerns that have been raised by the residents, the information outlined above fully addresses the items referred back by Council. As such, we look forward to this matter being rescheduled for Planning Committee as soon as possible.

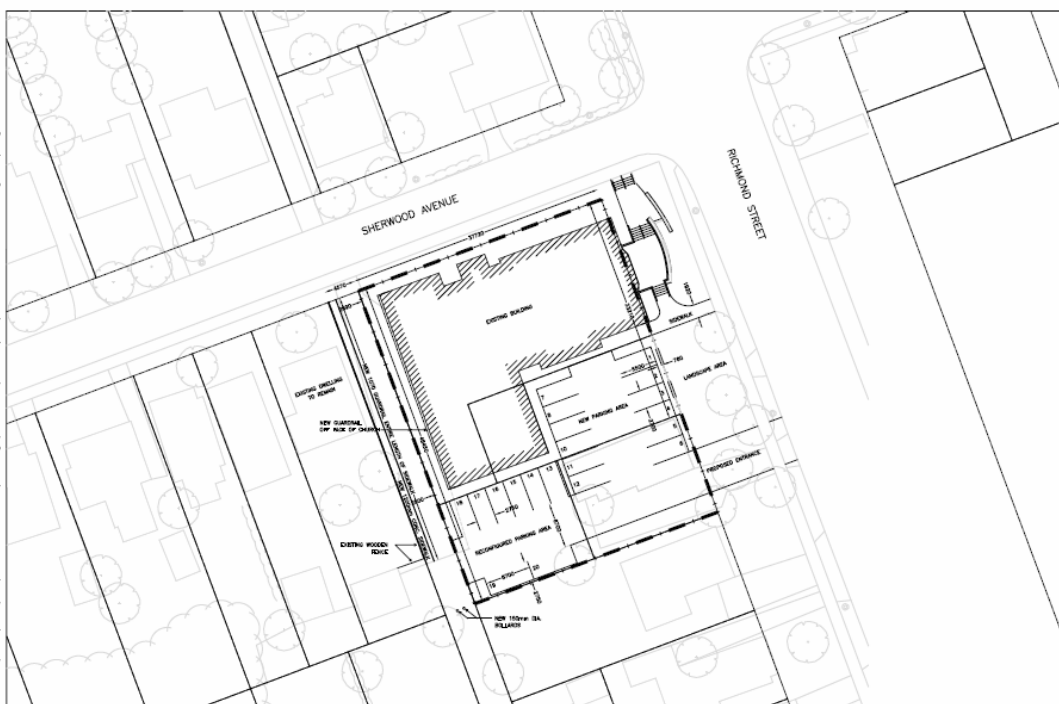
We trust the enclosed addresses the items requiring additional consideration as outlined by the Committee. Should you have any questions or require any additional information with respect to these changes, please feel free to contact our office.

Yours very truly,

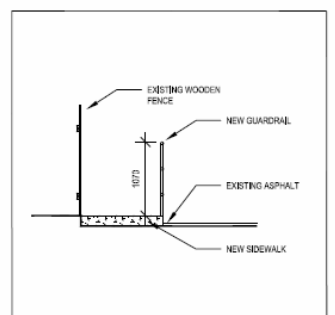
ZELINKA PRIAMO LTD.

Michelle Doornbosch, BA
Planner

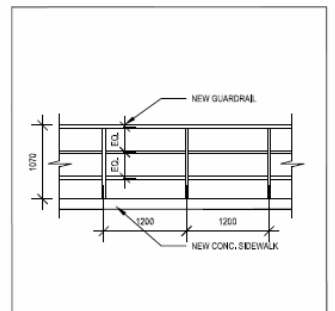
cc. Peter Grigoras, Romlex International Inc.



1 SITE PLAN
SCALE 1 : 500



2 SIDEWALK SECTION
SCALE 1 : 50



3 GUARDRAIL ELEVATION
SCALE 1 : 50

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File No: Z-8106
N. Musicco

APPENDIX 'D'

Pol Associates Inc
Land Use Planning Consultants
94 Rollingwood Circle
London ON N6G 1P7

April 24, 2013

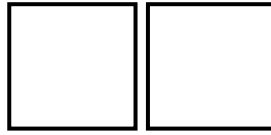
Ms. Nicole Musico and Mr. Jim Yanchula
Planning Division Staff
City of London

Dear Mr. Yanchula and Ms. Musico,

**RE: File No. Z-8106 - Zoning By-law amendment for 1057, 1059 and 1061
Richmond Street London Ontario**

Please accept this submission on behalf of the neighbours to 1057, 1059 and 1061 Richmond Street, proposing a reuse of the historic Robinson United Church for a maximum of 6 apartment dwellings (18 bedrooms) and retain the existing dwelling in the historic building at 1057 Richmond Street. Pol Associates Inc. has been retained by the neighbouring residents to assist in the review and presentation of an appropriate use, form and intensity of development that is compatible with the neighbourhood. The neighbours are working to create a win-win development for a high end condominium as indicated by the applicant.

There is a significant shift in the need for transient (short term student housing) around the UWO campus. The opening of the new 1000 bed residence on campus at 1137 Western Road just north of Sarnia road and the commencement of construction of 311 units (622 bedrooms) at 1235 – 1253 Richmond Street will see a shift in demand from small intensification projects. Furthermore, teaching changes to on-line learning and a changing student demographic, will further reduce the need for transient housing. On this basis the neighbourhood supports the developers interest in creating a high end condominium project offered to professionals working at UWO, University Hospital or St. Joseph's hospital will be a preferred form of housing. The project form proposed is similar to the style of condominium units at 162 Wortley Road in South London.



Pol Associates Inc
Land Use Planning Consultants
94 Rollingwood Circle
London ON N6G 1P7

The neighbours have been actively engaged with Planning Committee, Planning Staff and the applicant, conducting research, discussing planning strengths and opportunities and attending public, community and staff meetings. Based on these efforts the neighbourhood is presenting a sound planning alternative to the proposal to the Planning and Environment Committee May 7. This submission includes this letter and four figures illustrating the proposal and intensity of buildings, landscaping and parking.

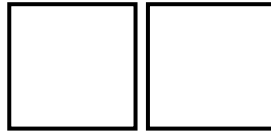
- Figure 1 – Neighbourhood Concept
 - Figure 2 – Building Footprint
 - Figure 3 – Landscaped Areas
 - Figure 4 – Paved Areas
- (all figures are attached to this end of this document)

Using the City of London Official Plan policies to evaluate development applications, the neighbours considered the type of land use, development form and intensity. The conclusion is that the applicants' proposal for the conversion of the historic church into 14 apartment units; 20 parking spaces; and 10% landscaped open space exceeds appropriate levels of intensity and is not compatible with the neighbourhood. The following is a description of the neighbourhood proposal.

1. Form of Development

The Neighbourhood Concept Figure 1, illustrates the preferred form of development:

1. Allow a maximum of six (6) dwelling units each with three (3) bedrooms (maximum 18 bedrooms) in the historic Robinson United Church and retain one dwelling unit in the existing historic building at 1057 Richmond;
2. Allow 11 parking spaces to the side and rear of 1057 Richmond; retain the existing driveway to Richmond Street; and use bollards to prohibit vehicular access to the laneway;
3. Retain the existing outdoor amenity space between the Church and 1057 Richmond Street;
4. Place a Holding Residential R8 Exception (R8- __ () Zone to permit the apartments in the existing buildings; retain the single detached dwelling; and remove the Neighbourhood Facility (NF1) zone.



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London ON N6G 1P7

The effect of this concept is to retain the building forms, retain existing landscaped open space and allow an increase in paved area intensity, in keeping with the residential character of the area. The existing building form is illustrated by the **Building Footprint in Figure 2**. This Figure illustrates the number of buildings per lot and the building coverage on lots along Richmond Street and Sherwood Avenue. The existing 1057 Richmond and Robinson United Church generally reflect the existing building form in the neighbourhood and should be retained to maintain this character. They also create a physical barrier from the noise and traffic along Richmond Street for the neighbours to the west. The rhythm of the lotting fabric and residential building form should not be lost with the removal of 1057 Richmond Street. The intensity of building form is appropriate for the site and compatible with the neighbourhood.

Landscaped Areas, Figure 3, illustrates the outdoor landscape amenity space for the neighbourhood. Most properties have significant outdoor amenity space in keeping with the residential character. The applicant is requesting high quality condominium apartment space but removing historic 1057 Richmond Street; removing the landscaped open space and replacing it with 12 parking spaces. The Church apartment units will have no outdoor amenity space, no private balconies; and no indoor amenity space. This application is not in keeping with the intent to create high quality condominium apartment units nor in keeping with the existing landscaped character of the neighbourhood. The neighbourhood proposal to retain the outdoor amenity space maintains the intensity of the lot and quality of the apartment use with a landscaped area of approximately 22% of the site.

Paved Areas, Figure 4, illustrates the extent of paved area in the neighbourhood and on the subject site. The Figure illustrates the efficient residential use of existing driveways with a low intensity of lot coverage (less than 10%) in paved area. The neighbourhood proposes a modest increase in paved area to the side and rear of 1057 Richmond Street to minimize the increase in parking intensity. The parking will be hidden from Richmond Street beside the Church and behind the existing dwelling; and access will remain unchanged. Approximately 11 spaces plus a turnaround, can be accommodated using the existing Church layout and parallel parking along the southerly lot line. Because the volume of traffic and number of dwelling units is increasing, access to the laneway is prohibited with permanent bollards (posts) between the parking area and lane to maintain safe use of the lane. This form of parking and access intensity is appropriate for the development in keeping with the character of the neighbourhood.



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London ON N6G 1P7

2. Residential Intensity and Bonusing

The residential form and density in a Low Density Residential area “shall have a low-rise, low coverage form” with an upper limit of 30 units per hectare (Policy 3.2.2). The existing neighbourhood density along Richmond Street is approximately 35 units per hectare. Where intensification\infill projects are permitted they shall “recognize the scale of adjacent land uses and reflect the character of the area;” they may be permitted up to 75 units per hectare(Policy 3.2.3.2). The applicant is requesting 76.6 units per hectare which is higher than the highest possible intensity. Neighbourhood building, landscaping and parking areas shown in Figures 2, 3 and 4 illustrate that the proposed Church and 20 parking spaces for 14 dwelling units and 32 bedrooms, does not reflect the character of the area and is contrary to the Official Plan policies.

A strong indication of intensity is the number of dwellings and number of residents. Sherwood Avenue has 13 dwelling units and 43 current residents. The proposal to add 14 dwelling units in 34 bedrooms\residents exceeds the current character of the street on a fraction of the land area and is too intense. An acceptable intensity is 6 units in the historic Church (18 bedrooms) and retain the existing single detached dwelling.

Planning Staff are recommending a bonus for heritage designation of the Church and high quality urban design. Bonusing for these features is premature because the proposal is to remove of the single detached heritage building at 1057 Richmond; the slate roof has been removed; heritage window frames and stained glass have been replaced with vinyl windows; and the organ has been removed. This suggests the site has lost much of its heritage character and an evaluation by the LACH Committee should precede any zoning bonus. Furthermore, the bonus should not proceed until the buildings are designated under Part IV of the Heritage Act. Secondly, there is no site plan application and no comments from the Urban Design Review Panel on the proposed residential development. The replacement of the outdoor amenity space with parking and the introduction of a parking screen is not in keeping with the character of the residential area and not in keeping with the City’s Urban Design Guidelines. Granting of bonusing is premature.

Secondly, there is no guideline for the extent of bonusing in the Official Plan. The Low Density Residential Policy is 30 units per hectare(uph) while the proposal is 76.7 uph allowing a bonus of 155%. Furthermore Section 4.3 of the Zoning By-law provides heritage bonus to a maximum of 25% increase in the density of the site above the permitted residential density, suggesting an increase to 37.5 uph from the Official Plan.

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The requested bonus to allow 14 dwelling units is not appropriate and not in keeping with the residential character of the area.

3. Land Use Policy

The overarching direction of the Provincial Policy Statement 2005 (PPS) is to allow intensification and development which is “appropriate” for the site and neighbourhood. Effectively, an increase in dwelling units proposed by the neighbourhood from 1 to 7 is intensification. This proposal is consistent with the PPS as it has a significant increase. The changes must “help sustain a healthy, livable and safe community.” An increase to 14 units and density of 76.6 units per hectare (uph) will create an unhealthy concentration of transient residents with the effect of increasing stress and reducing the amenity and low density residential character of the neighbourhood. The proposal for 14 units is not consistent with the PPS.

The Planning Staff Report does not provide sufficient justification for a residential density which increases from the maximum of 30 uph to 76.6 uph. The proposed bonusing has not been substantiated with site plan application nor heritage consideration by the LACH committee. It is premature to recommend the zoning without sufficient consideration of these criteria. The creation of onsite parking must be balanced with the retention of on-site landscaped outdoor amenity space. The proposal is not in keeping with the character of the neighbourhood and is not in conformity with the Official Plan.

North London Broughdale Neighbourhood policies allow residential intensification where there is adequate space to provide for on-site parking, landscaped open space and is of a scale which is compatible with surrounding land uses. (Policy 3.5.9) The on-site parking destroys the heritage character of the site; removes useable outdoor amenity space and the scale is not compatible with the surrounding land uses. The number of bedrooms\number of dwelling units and number of parking spaces on one lot is significantly higher than anticipated.

It is a goal of the **Near Campus Neighbourhood** Plan “to encourage appropriate and stable forms of intensification in appropriate locations within Near-Campus Neighbourhoods” (Policy 3.5.1.5). The intensity proposed at 76.6 units per hectare is not appropriate nor is the form of development to remove the dwelling and landscaped area with parking in keeping with a stable residential area. Reviewing all policy directions, this application is contrary to the intent and purpose of sound residential planning.

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File No: Z-8106
N. Musicco

Pol Associates Inc
Land Use Planning Consultants
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The neighbourhood looks forward to preparing and submitting a presentation at the Public Meeting scheduled May 7, 2013. Please contact me if you have any questions.

Regards,



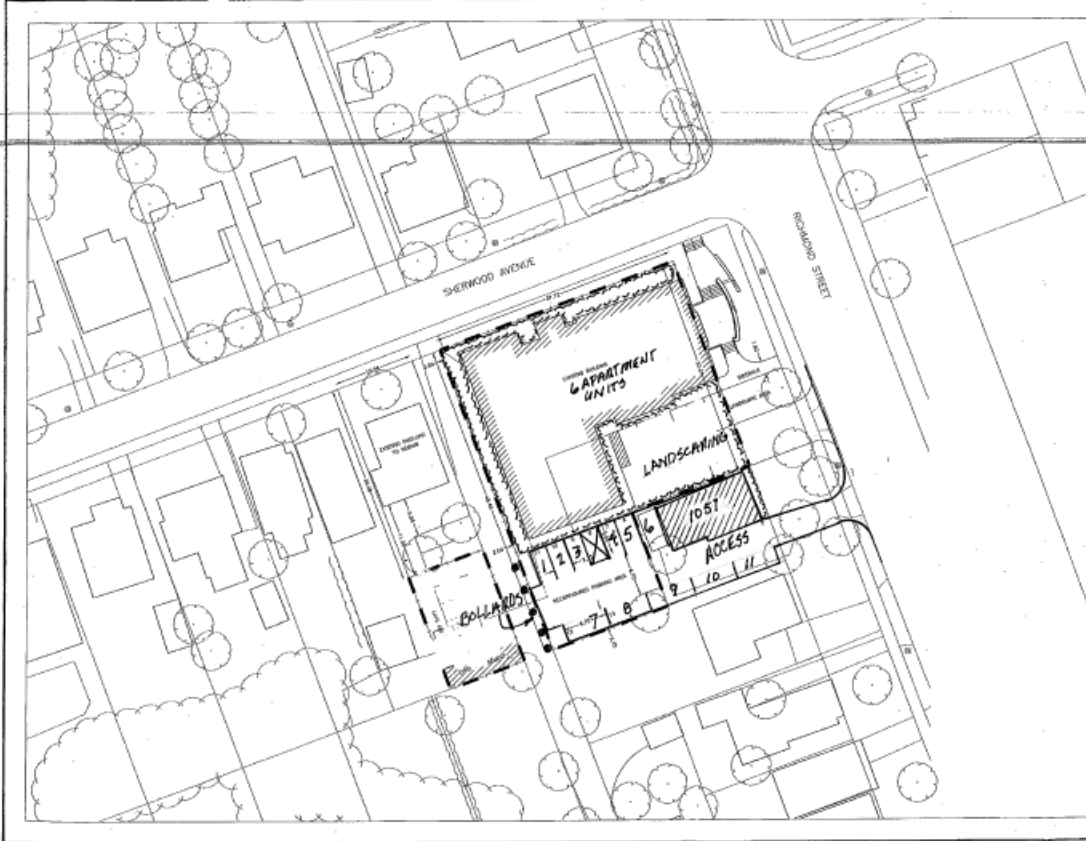
William Pol, MCIP, RPP
Principal Planner
Pol Associates Inc. P. 519-933-5152 E. wpolassociates@gmail.com

Cc John Fleming, City Planner
Michael Backx, 192 Sherwood Avenue



File No: Z-8106
N. Musicco

Neighbourhood Concept



1061 RICHMOND STREET
CITY OF LONDON
Figure 1
SITE AREA
PROPOSED UNITS
DENSITY

William P. J. MCIP RPP

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210 Wellington Road, London, Ontario N6C 4P4
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DRAWN BY	MD	PROJECT NO.	ROM/LON/11-01
DATE	OCTOBER 2011	SCALE	NTS

Building Footprint



1061 RICHMOND STREET
CITY OF LONDON
Figure 2
SITE AREA 1,750 sq.m
PROPOSED UNITS 17
DENSITY 100 uph

William P. J. MCIP RPP

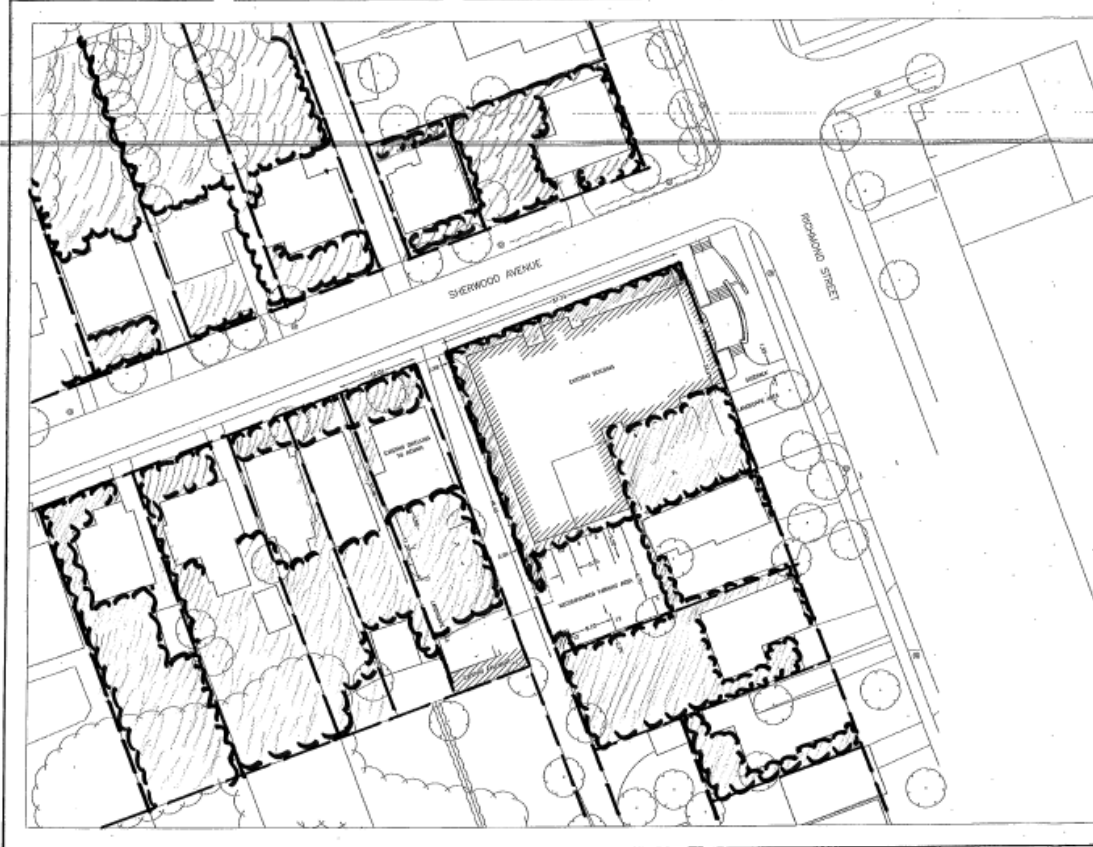
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LANDSCAPED AREA



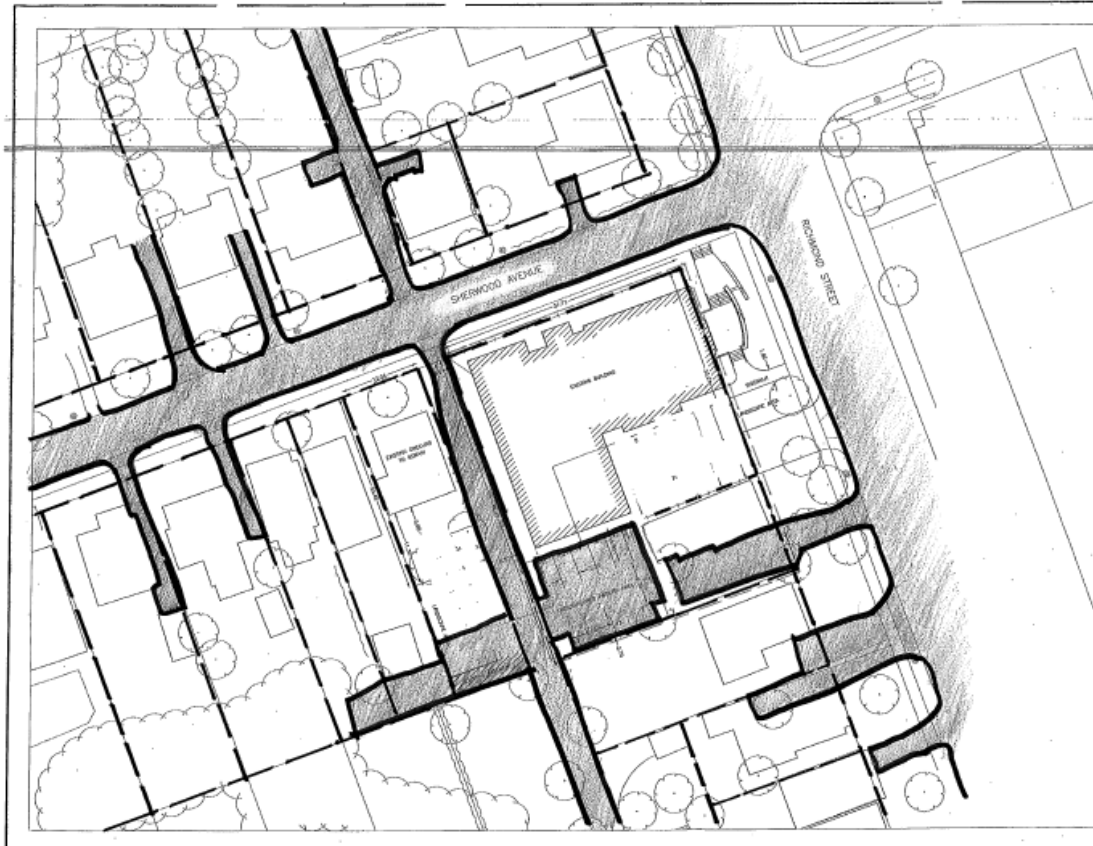
1061 RICHMOND STREET
CITY OF LONDON
Figure 3

SITE AREA	1,750 sq.m
PROPOSED UNITS	17
DENSITY	100 uph



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PAVED AREA



1061 RICHMOND STREET
CITY OF LONDON
Figure 4

SITE AREA	1,750 sq.m
PROPOSED UNITS	17
DENSITY	100 uph



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