

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

May 1, 2013

Chair Bud Polhill and Members of the  
Planning and Environment Committee  
City of London

Dear Mr. Polhill and Committee Members,

**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 many of the neighbours to 1057, 1059 and 1061 Richmond Street. Pol Associates Inc. has been retained to work with neighbouring residents to create a win-win development for a high end condominium as indicated by the applicant. The following figures are attached to the planning submission attached to the Planning Staff Report for May 7, 2013.

**Figure 1 Neighbourhood Concept:**

- 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;
- 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;
- Zone the lands 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.
- Bonus zoning to retain and designate both buildings; Holding for public site plan meeting; and designation of the buildings.

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The application is not appropriate and not compatible with the neighbourhood based on the City of London Official Plan policies considering land use; development form and intensity. **Refuse the requested** application to expand the Neighbourhood Facility Zone; convert the historic church into 14 apartment units; remove 1057 Richmond; create 20 parking spaces; and remove outdoor amenity space.

### **Figure 2 Neighbourhood Building Footprints**

- Illustrates the number of buildings per lot and the building lot coverage (footprint)
- Retain 1057 Richmond Street dwelling and Robinson United Church
- Maintain a physical barrier from the noise and traffic
- Retain the lotting fabric and historic residential building form

### **Figure 3 Neighbourhood Landscaped Areas**

- Illustrates significant neighbourhood private outdoor landscape amenity space
- Application replaces the outdoor amenity space with 12 parking spaces
- No outdoor amenity space for high quality condominium apartment units
- No private balconies; and no indoor amenity space
- Neighbourhood proposal to retain the outdoor amenity space for 22% of the site

### **Figure 4 Neighbourhood Paved Areas**

- Illustrates the extent of paved area in the neighbourhood less than 10%
- Applicant proposes approximately 50% paved area
- Neighbourhood proposes approximately 25% paved area
- Modest increase in paved area hidden to the side and rear of 1057 Richmond St.
- Prohibit laneway access that conflicts with neighbourhood safety;
- Fourteen additional units should access Richmond Street not the laneway.

### **Land Use Policy Issues:**

- Robinson Church (14 units) is more than doubling the number of units on Sherwood Ave (13 units)
- No justification for a density bonus of 155% from 30 to 76.6 units per hectare.
- Approval is premature as we do not have a site plan; no indication of the heritage quality of the site; no certainty of the heritage designation or site plan.

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- **Provincial Policy Statement 2005** does not support inappropriate intensification that creates an unhealthy concentration of transient residents increasing stress and reducing the amenity of the neighbourhood.
- **City of London Official Plan** the proposal is contrary to the Low Density Residential designation to maintain and protect the character of the area through the Official Plan and zoning regulations.
- **North London Broughdale Neighbourhood** policies do not allow the proposal which destroys the heritage character of the site; removes outdoor amenity space and at a density of dwelling units and bedrooms out of scale with the neighbourhood.
- **Near Campus Neighbourhood Plan** does not allow the proposal for intensification of 76.6 units per hectare and intensive parking in a stable residential area of Sherwood Avenue.

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

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Attachments: Figure 1 – Neighbourhood Concept;

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