



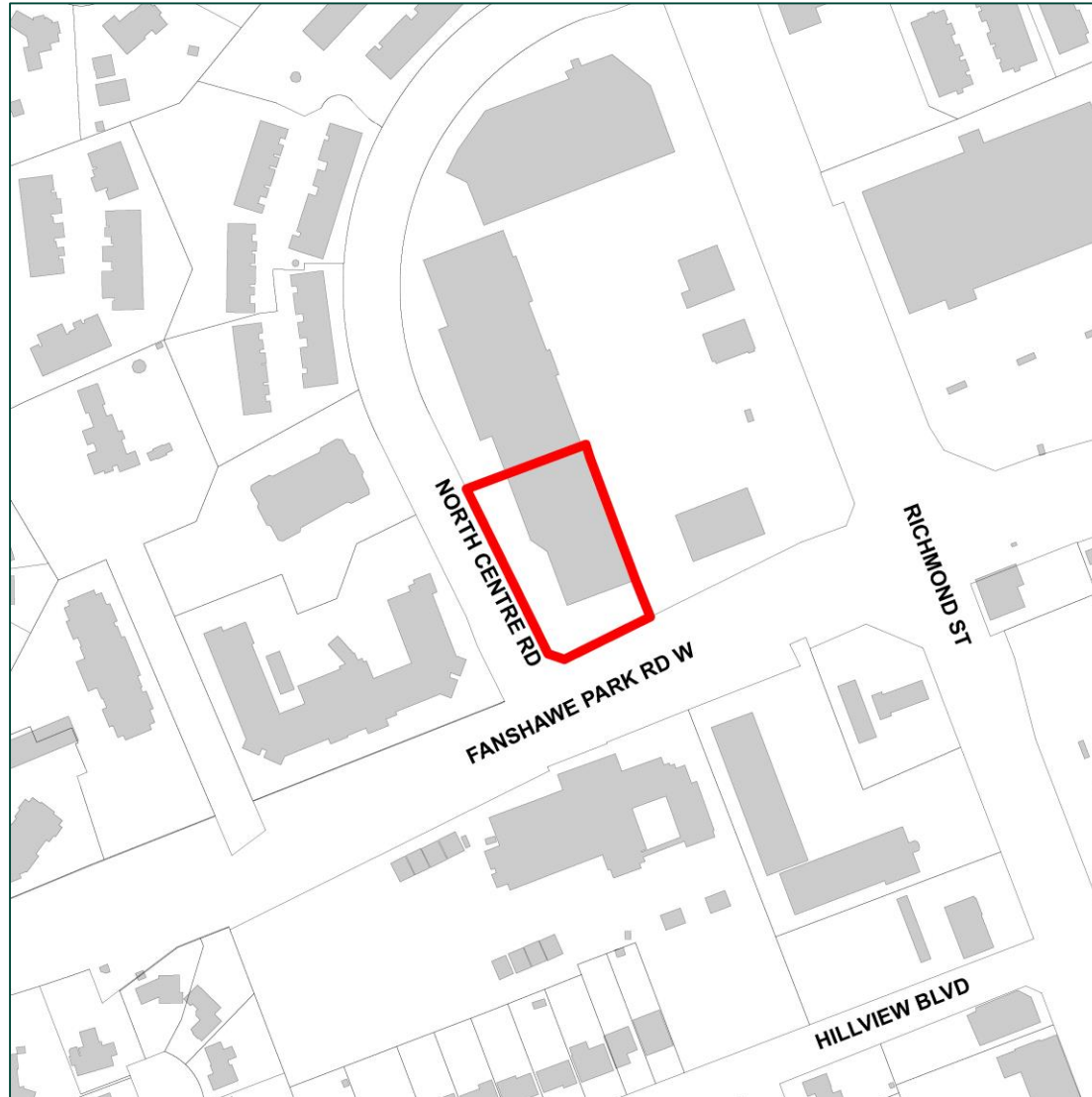
# Slide 1 – OZ-9470: 1737 Richmond Street



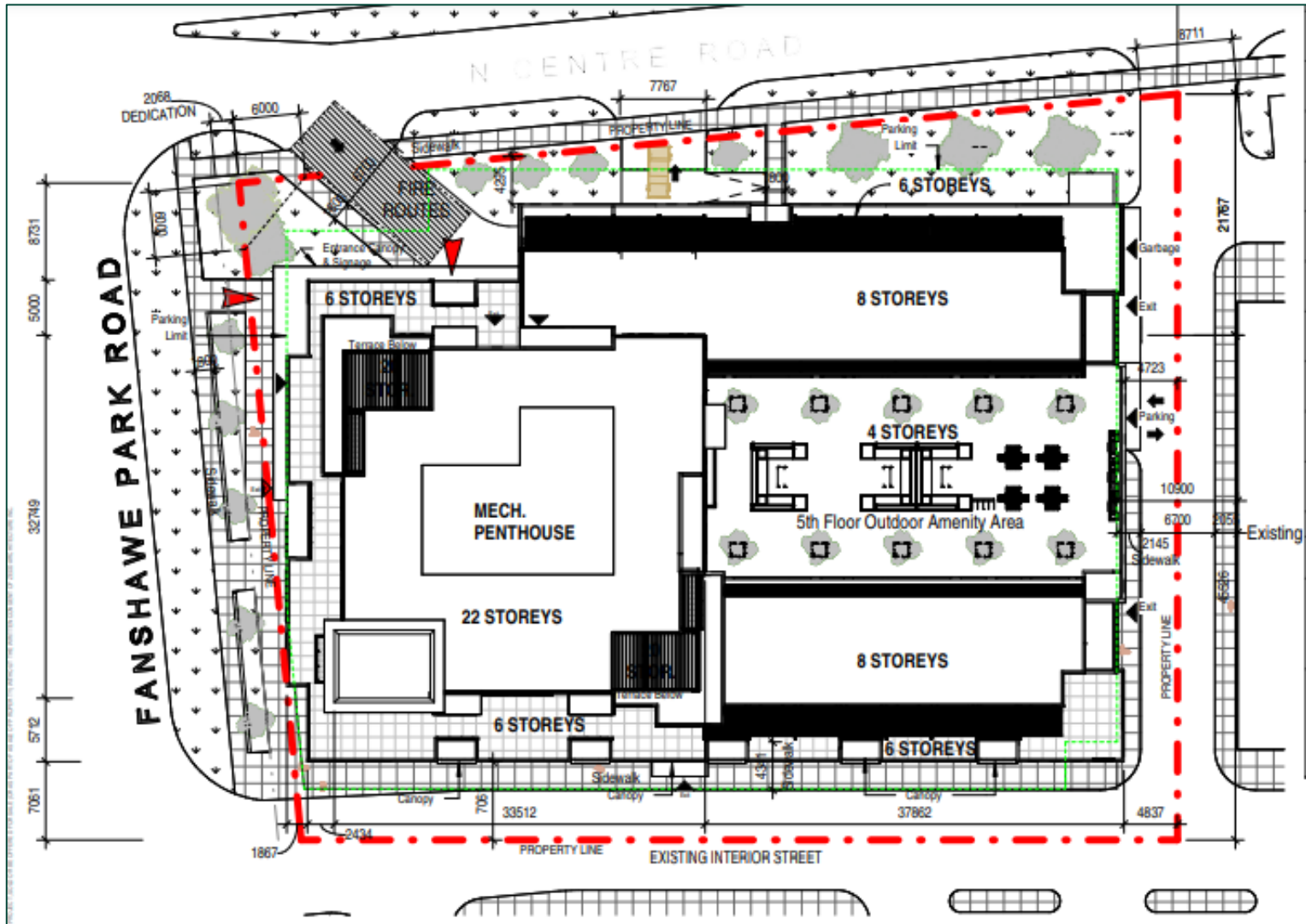
City of London  
August 22, 2022



# Slide 2 - Subject Site



# Slide 3 - Proposed Development





# Slide 4 – Proposed Development





# Slide 5 – Policy Context

## ***The London Plan***

- Transit Village Place Type on a Main Street
- Mixed-use buildings are encouraged
- Range of heights up to 22 storeys

## ***1989 Official Plan***

- Current designation - Enclosed Regional Commercial Node (ERCN)
- Mixed use developments which permit a substantial residential component at 150 upha

## **Masonville Secondary Plan**

- Under appeal
- Permitted uses include a broad range of retail, commercial, service, residential uses
- Mixed-use buildings are the preferred form of development with active ground floor commercial uses and residential uses above

# Slide 6 - Bonusing

## ***Affordable Housing***

- Calculation of lift
  - 150 uph as per 1989 Official Plan = 78 units for a 0.52 ha site
  - Additional 219 units above = 297 units (mixed-use density) = 571 upha
  - 10% of 219 = 22 units
  - Consistent approach
- 22 units representative of the mix overall and distributed evenly throughout the development
- Based on 80% of the Average Market Rent for a duration of 50 years

## ***Urban Design***

- Additional elements required for final design:
  - Reduce floor plate of tower up to 1000 square meters within a 1.5:1 length: width ratio as per Masonville Secondary Plan
  - Articulate the podium facades, reduce the blank wall facades
  - Separate bike storage and connections to sidewalk for improved accessibility
- Additional considerations at site plan





# Slide 7 – Neighbourhood Concerns

- Traffic volume and safety
- Noise
- Air pollution
- Construction impacts
- Wind impacts
- Lack of privacy
- Blocked views
- Shadow impacts/loss of sunlight
- Intensity
- Lack of parking
- Precedent

# Slide 8 - Recommendation

