

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development

Subject: 135 Villagewalk Boulevard
Public Participation Meeting
SPA23-005 – Ward 7

Date: May 23, 2023

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Uptown Commercial Centre c/o Carlos Ramirez relating to the property located at 135 Villagewalk Boulevard:

- (a) the Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to facilitate the construction of the commercial building; and
- (b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

Executive Summary

Summary of Request

The development for consideration is a one-storey commercial building with a total of 3,580 square metres of commercial floor space within an existing commercial development. The proposed building is located at the northeast corner of Richmond Street and Villagewalk Boulevard at the northeast corner of the subject lands. The site is to be developed with municipal services with access from Richmond Street and through the existing access off of Villagewalk Boulevard and Sunningdale Road East. The development proposal is subject to a public site plan meeting in accordance with the Holding (h-5) Zone regulations set out in the Zoning By-law Z.-1.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommendation is to report to the Approval Authority any issues or concerns raised at the public meeting with respect to the application for Site Plan Approval.

Rationale of Recommended Action

1. The Site Plan, as proposed, is consistent with the Provincial Policy Statement 2020, which directs development to designated growth areas and that development be adjacent to existing development.
2. The proposed Site Plan generally conforms to the policies of the Shopping Area Place Type and all other applicable policies of The London Plan.
3. The proposed Site Plan conforms to the regulations of the Z.-1 Zoning By-law.
4. The proposed Site Plan meets the requirements of the Site Plan Control By-law.

Linkage to the Corporate Strategic Plan

A well planned and growing community - London's growth and development is well-planned and considers use, intensity, and form.

Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. The development of a shopping area promotes retail alternatives that are transit-supportive, promotes mobility choice and is pedestrian-friendly.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

39T-04513/Z-6842 – Draft Plan of Subdivision and Zoning By-law Amendment at Planning and Environment Committee, June 17, 2008

SPA18-067 – Site Plan Approval Application at Planning and Environment Committee, May 31, 2021

Report to Planning Committee – Sunningdale North Area Plan – Report recommending the amendment and adoption of the Sunningdale North Area Plan as a guideline document under Section 19.2.2 of the Official Plan.

1.2 Property Description

The subject lands are located at the northwest corner of Richmond Street and Sunningdale Road, bounded by Villagewalk Boulevard. The subject lands, in its entirety, are 5.9 hectares (14.58 acres) in size. The south-east corner of the site is currently operating as a commercial plaza with four (4) commercial buildings currently under construction in the southeast portion of the lands, which were approved as part of SPA18-067.

The proposed commercial building and associated parking is located on the north-east corner of Richmond Street and Villagewalk Boulevard. It is noted that this application is limited to the northeast corner of the site for the proposed commercial building. The balance of the lands are to be dealt with as part of separate Planning Act applications

1.3 Current Planning Information (see more detail in Appendix D)

- The London Plan Place Type – Shopping Area
- Existing Zoning – Holding Business District Commercial Special Provision (h-5*h-99*BDC(25))

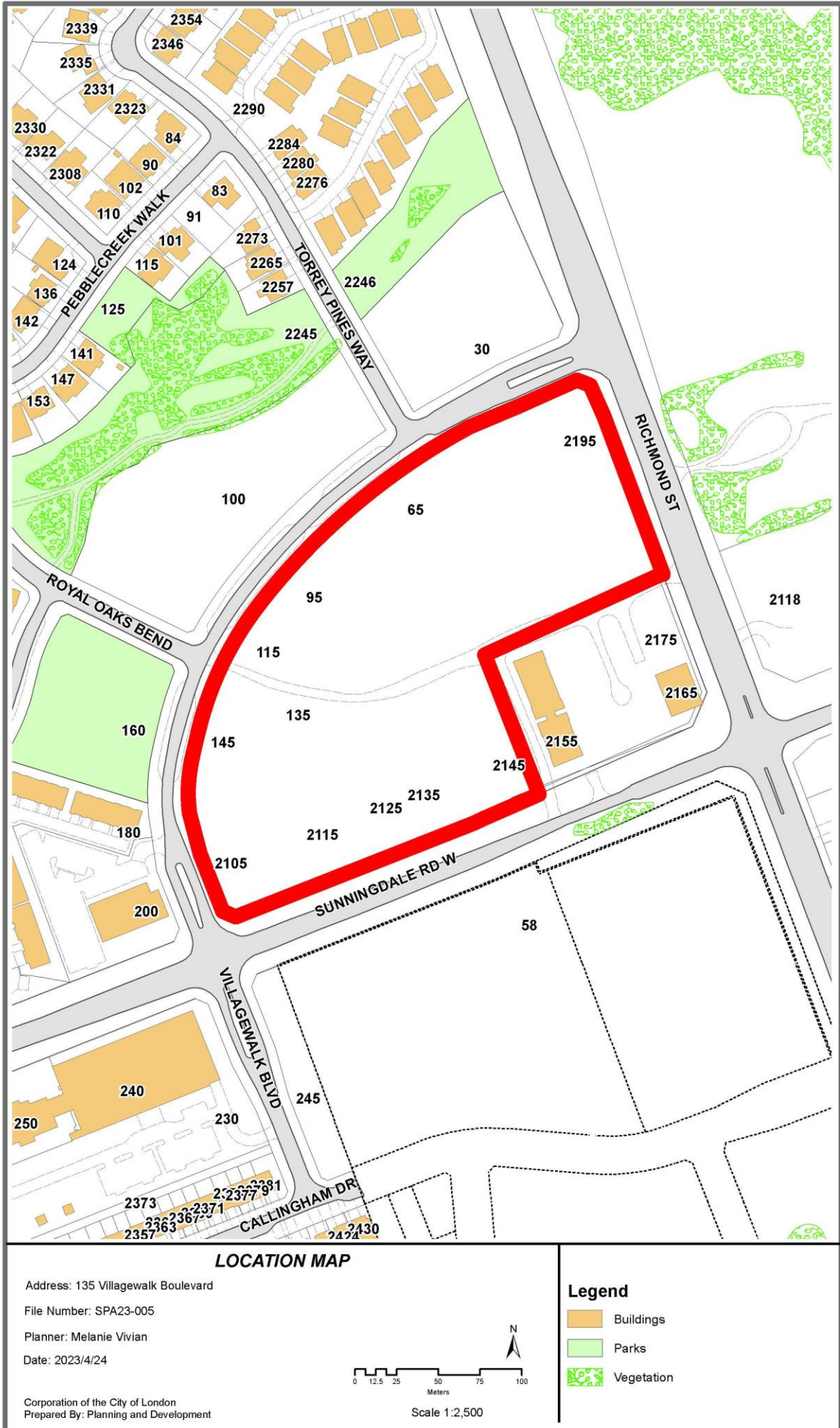
1.4 Site Characteristics

- Current Land Use – Commercial and vacant
- Frontage – 223 metres (731 feet)
- Depth – 317 metres (1040 feet)
- Area – 5.9 hectares (14.58 acres)
- Shape – Irregular

1.5 Surrounding Land Uses

- North – Vacant, zoned for apartment buildings
- East – Vacant, zoned Urban Reserve and for residential uses
- South – Vacant, part of a subdivision application (39T-16503)
- West – Vacant, City park, and residential

1.7 Location Map



2.0 Discussion and Considerations

2.1 Development Proposal

The development for consideration is for a commercial building with a floor area of approximately 3,580 square metres and contains four (4) proposed commercial units. It is noted that the entirety of the site is not subject to review through this proposal. The site plan (Appendix A) shows the entirety of the site, depicted through hatching, and the portion currently under review (unhatched). The remaining portion of the vacant lands will be subject to a future *Planning Act* applications. The southeast portion of the site is currently under construction for the development of commercial pads, including a financial institution, at the corner of Sunningdale Road West and Richmond Street.

The portion of the subject lands currently under review consist of one (1) commercial pad, containing a total of four (4) commercial units with surface parking located internal to the site. The building is situated along towards Villagewalk Boulevard with parking and access to the units internal to the site. The proposed building provides for a public patio space at the corner of Villagewalk Boulevard and Richmond Street to provide for street activation. Pedestrian access is provided from the future sidewalk along Villagewalk Boulevard, the future sidewalk along Richmond Street and internal site connections.

As part of the overall development of the lands, vehicular and pedestrian access is proposed from Richmond Street, Sunningdale Road West and Villagewalk Boulevard. The Villagewalk Boulevard access includes both vehicular and pedestrian paths of travel as well as landscaping and is to be the east-west spine of the final development (when the portion of the site beyond that currently under review is developed).

Vehicular parking on site exceeds the minimum requirements of the Zoning By-law, and bicycle parking, as proposed, also exceeds the requirements. As part of the proposed building, 160 vehicle parking stalls are proposed (whereas 131 are required), including 6 barrier-free stalls (meeting the minimum requirement) and 40 bicycle parking stalls (whereas 32 are required). Together with the existing developed portion, a total of 283 vehicle parking spaces, 14 barrier-free stalls, and 60 bicycle parking stalls will be provided for the existing and proposed buildings. Bicycle parking is located abutting the buildings, meeting the requirements of the Site Plan Control By-law for the development subject to this review. The Upper Richmond Village Urban Design Guidelines align with the Site Plan Control By-law, which require landscape planting islands within the surface parking area to break-up the parking expanse. These are provided as part of the proposed development.

The proposed elevations include entrances facing the internal drive-aisle for three (3) of the commercial units and one (1) entrance addressing the buildings corner location at Richmond Street and Villagewalk Boulevard. The corner of the building provides for a patio location on site to enhance the public realm.

Detailed plans of the development are contained in Appendix 'A' of this report.

2.2 Planning History

The subject lands were established through a Plan of Subdivision Application (file no. 39T-04513) where the lands at 135 Villagewalk Boulevard were re-zoned from Urban Reserve to Business District Commercial through the Plan of Subdivision process.

The Upper Richmond Village Urban Design Guidelines were prepared in October 2006 to provide guidance from the main street form of Villagewalk Boulevard. These guidelines apply to the entire property in addition to other lands in the Sunningdale North area.

The zoning of the subject lands came into effect on June 23, 2008, and the subdivision was draft approved on July 4, 2008. The site specific Business District Commercial

Special Provision (BDC(25)) Zone contain special provisions related to uses, setbacks and the gross floor area for specific uses.

The Sunningdale North Area Plan was adopted in November 2008, which identified the area as a mixed-use area accommodated through the BDC zone in place, allows for residential uses in combination with commercial and office uses.

On January 18, 2023 Planning and Development received a report pertaining to a public site plan meeting for Site Plan Control Application (SPA23-005) for the proposed commercial buildings currently under construction. Further submissions are required to address comments provided from the first and second submission review, and any comments directed to staff as part of the public meeting.

2.3 Community Engagement (see more detail in Appendix B)

On February 1, 2023, Notice of Application for Public Site Plan was sent to all property owners within 120 metres of the subject lands. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on February 2, 2023.

At the time this report was prepared, a total of six (6) responses were received in response to the Notice of Site Plan Control Application and Notice of Public Meeting.

In general, the comments received from the public have raised concerns with respect to the following site matters:

- Building too close to Villagewalk Boulevard
- Visual appearance of loading bay
- Lack of sidewalks in the area
- Traffic
- Building design including loss of traditional, heritage architecture originally proposed as part of the subdivision

A discussion regarding the items above are found in Section 4.0 of this report.

2.4 Policy Context

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) 2020 directs settlement areas to be the focus of growth and development (1.1.3.1). The land use patterns within settlement areas shall be based on a mix of land uses which are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available and avoid for their unjustified and/or uneconomical expansion (1.1.3.2.b)). The proposed development is located within an existing settlement area that will utilize the existing services in the area. Further, the PPS seeks that land use patterns support active transportation (1.1.3.2.e)). The proposed building provides for pedestrian connections from both street frontages, Villagewalk Boulevard and Richmond Street, and provides bicycle parking that meets the intent of the Zoning By-law Z.-1.

Sunningdale North Area Plan

The policies of the Sunningdale North Area Plan provide significant detail on the phases of the site not subject to the application under review. Relating specifically to the development is the need for strong high-quality pedestrian linkages through the node. High quality landscaping and architectural distinct elements are also encouraged through the plan, as it notes the gateway location of the site. Applicable policies of the Sunningdale North Area Plan are implemented through the proposed development.

The London Plan

The subject site is located within the Shopping Area Place Type of The London Plan, and is surrounded by a Main Street (Villagewalk Blvd), a Civic Boulevard (Sunningdale Road), and an Urban Thoroughfare (Richmond Street). The subject property is subject to the Sunningdale North Policies (899_ and 900_). Policy 900_ is relevant guiding that:

Retail uses will not exceed 16,000m² and individual office uses will be 5,000m² or less and will not exceed 10,000m² in total floor space for the entire land area within the Shopping Area Place Type and the adjacent Main Street Place Type.

More general policies of the Shopping Area Place Type direct that Shopping Areas are nodal (achieved by locating all neighbourhood commercial on this single site), pedestrian oriented (supported by the spine included in phase 1 and for the future development), and able to accommodate phased changes in intensity including potential residential (demonstrated through the phased approach taken and the site layout). Based on the above, the proposed development is considered to be in conformity with The London Plan.

Z.-1 Zoning By-law

The current zone applicable to the site is a holding Business District Commercial Special Provision (h-5*h99*BDC(25)) Zone. The broad range of permitted uses includes: Apartment buildings, with any or all of the other permitted uses on the first floor; Assembly halls; Bake shops; Clinics; Commercial parking structures/and or lots; Commercial recreation establishments; Convenience service establishments; Day care centres; Duplicating shops; Financial institutions; Institutions; Medical/dental offices; Offices; Patient testing centre laboratories; Personal service establishments; Private clubs; Restaurants; Retail stores; Service and repair establishments; Studios; Supermarkets; Taverns; Video rental establishments; Brewing on premises establishments; Cinemas; Commercial Schools; Private Schools; Animal Hospitals; Dry Cleaning and laundry depots; Emergency care establishments; Laboratories; Libraries; Animal Clinic; Post Office; Dwelling units restricted to the second floor or above with any or all of the other permitted uses on the ground floor; Police Stations; Hotels; Places of Worship; Community Centres; Funeral homes; and, Fire halls.

Special Provision regulations include:

- i) Lot Frontage (m) Minimum 8.0 metres*
- ii) Exterior Side, Interior Side, Rear Yard & Front Yard Depth (m) Minimum 0.0 metres*
- iii) Yard Depth Abutting Primary Collector Road (m) Maximum 3.0 metres*
- iv) Setback of Residential Use from Imperial Oil Pipeline Easement 20.0 metres from centreline or pipeline*
- v) Gross Floor Area (m²)*
 - All Retail Uses Maximum 16,000 m²*
 - All Offices Uses 10,000 m²*
 - One (1) Primary Retail or Services Use 5,500 m²*
 - All Other Individual Uses 2,000 m²*
 - 50% of all Commercial Floor Space beyond the primary retail Use and office uses to be located Within buildings with a maximum Gross floor of 750 sq. m.*
 - 50% of all commercial floor space Beyond the primary retail use and office uses to be located on the mainstreet corridor*
 - Minimum of 500 sq. m. of retail and service uses to front on the village commons*
 - Total lot coverage of all retail, office and Institutional buildings not to exceed 30%*
 - All retail and office uses front primary collector roads and the village commons to be a minimum of 2 storeys in height.*

The current proposal meets the requirements of the zoning by-law, noting that the Primary Collector referenced in the special provisions is Villagewalk Boulevard and the development proposed does not include or preclude development along that frontage.

3.0 Financial Impact/Considerations

There are no direct financial expenditures associated with this report.

4.0 Key Issues and Considerations

4.1. Use, Intensity and Form

The mix of commercial uses proposed within the new and existing buildings are in keeping with the policy and regulations for the site. Special provisions within the Zoning By-law Z.-1 limit the size of potential uses. With the additional commercial building proposed for the lands, the proposal does not exceed the sizes specified.

The Site Plan application is specific to the northeast portion of the site and features one (1) one-storey commercial buildings with four (4) commercial units and a surface parking lot internal to the site. The intensity of one additional commercial use is in keeping with the applicable regulations and policy of the area. The proposed building does not preclude the remainder of the site being built out as a main-street corridor business district commercial area as planned for through the Area Plan and The London Plan.

The proposed building is one-storey in height however due to the grade change, the view of the building from the north appears as a two-storey building. The building is situated at the corner of Villagewalk Boulevard and Richmond Street with main unit entrances internal to the site and one of the unit entrances addressing the intersection of Villagewalk Boulevard and Richmond Street.

4.2. Building Design and Location

The location of the proposed commercial building addresses the corner location of Villagewalk Boulevard and Richmond Street by providing spandrel windows and signage with an internal site walkway leading to unit which has frontage at the corner of Richmond St and Villagewalk Blvd. This unit provides a patio space for users of the site. The remainder of the building along Villagewalk contains aforementioned spandrel glazing. The intention of the Upper Richmond Village design guidelines intended on an inward facing development, the provision for the corner unit, at the intersection, provides additional activation not necessarily contemplated in the guidelines. Overall, the location of the building provides for activation internal to the site, along Richmond Street, and along Villagewalk Boulevard. The buildings' location allows for direct pedestrian connections to the future sidewalks along both Richmond Street and Villagewalk Boulevard.

Comments received through the circulation process spoke to the original building design. Specifically, how the proposed building design does not include the traditional, heritage architecture originally proposed as part of the subdivision and area plan.

As part of the Site Plan Application review, Planning and Development staff have been working closely with the applicant to ensure the proposed building design and location meet the intent of the Upper Richmond Urban Design Guidelines. The application has also been reviewed through the Urban Design Peer Review Panel (comments attached as Schedule "C") to provide feedback on the design. It is noted that through the adoption of Bill 23, the ability to comment on building design characteristics through Site Plan Control is limited.

4.3. Garbage and Loading Bay

Garbage on site is proposed to be stored in deep-waste bin containers that service the four commercial units. The location of the deep-waste bins is incorporated as part of the loading space area.

Comments received through the circulation process noted concerns with the location of

appearance of the loading bay. The garbage and loading bay are screened by a low-masonry wall along Villagewalk Boulevard and internal to the site, facing east. The loading bay area is only visual from internal to the site. The elevations do not incorporate the landscape screening that will also be provided. Staff have no concerns with the proposed loading bay area, including vehicles accessing the loading bay. Figure 1 and Figure 2 below identifies the proposed loading and garbage location along with the low masonry wall for screening.

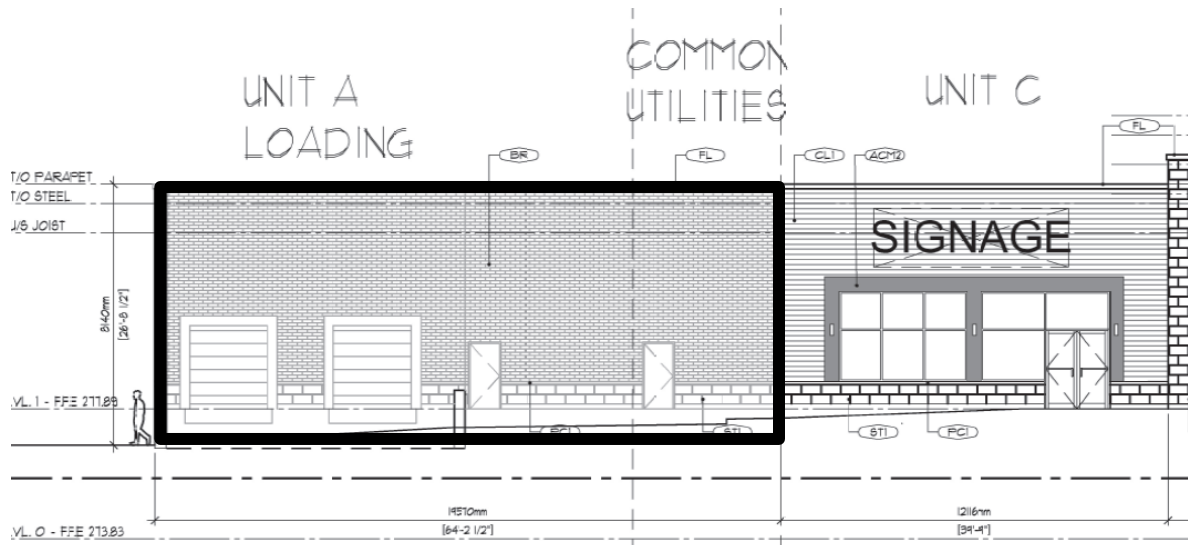


Figure 1: View from internal to the site.

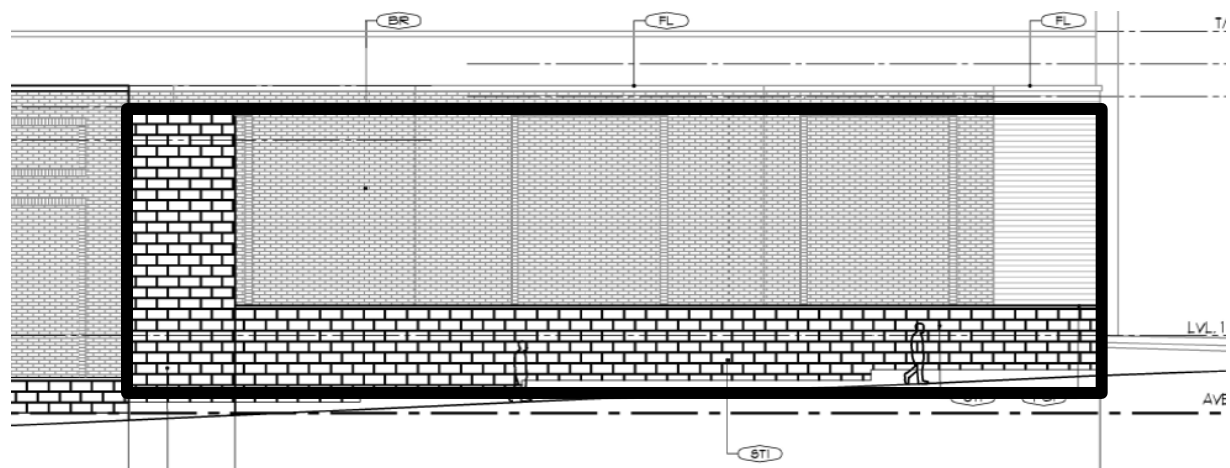


Figure 2: View facing east.

4.4. Parking and Site Access

Access to the proposed building is provided through a new access off of Richmond Street. As part of the overall site development, the current right-in-right-out to Richmond Street as part of the Phase 1 portion will be removed. With the access off Richmond Street in-front of the building, the applicant has provided speed bumps and a raised concrete area with painted pedestrian crossing lines to provide for safe pedestrian crossing. For pedestrian access to the lands, a future sidewalk will be provided along both Villagewalk Boulevard and Richmond Street. The proposed building provides for these future connections to the sidewalks.

Parking on site is being provided in accordance with the Zoning By-law Z.-1 with additional parking stalls being provided. The proposed parking area includes the required landscape planting islands and end planted islands in accordance with the Site Plan Control By-law.

4.5. Urban Design Peer Review Panel Comments

Prior to the submission of the Site Plan application, the proposed building was considered by the Urban Design Peer Review Panel in December of 2022. Comments provided by the panel addressed the overall site development with some able to be incorporated into the current phase. Relevant comments from the panel included establishing a public amenity space and pedestrian access points which has been

provided as part of the corner elevation addressing Richmond Street and Villagewalk Boulevard. The remaining comments provided by the Panel regarding the establishment of a plant pallet for the entire development, amenity space, and overall site development will be addressed through future review and future development of the entire property.

4.6. Outstanding Site Plan Comments

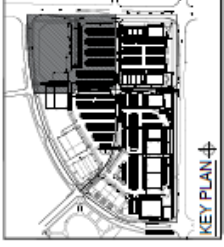
Site Plan control comments were provided on the second submission to the applicant on April 14, 2023. The comments provided to the applicant, from Planning and Development staff, were relatively minor, and pertain to drafting corrections, elevation adjustments, and minor engineering matters.

Conclusion

The site plan, as proposed, is consistent with the Provincial Policy Statement, and is in conformity with The London Plan. The proposed Site Plan and elevations will result in development that will not conflict with the existing and proposed developed area, and is in compliance with the Zoning By-law and the Site Plan Control By-law.

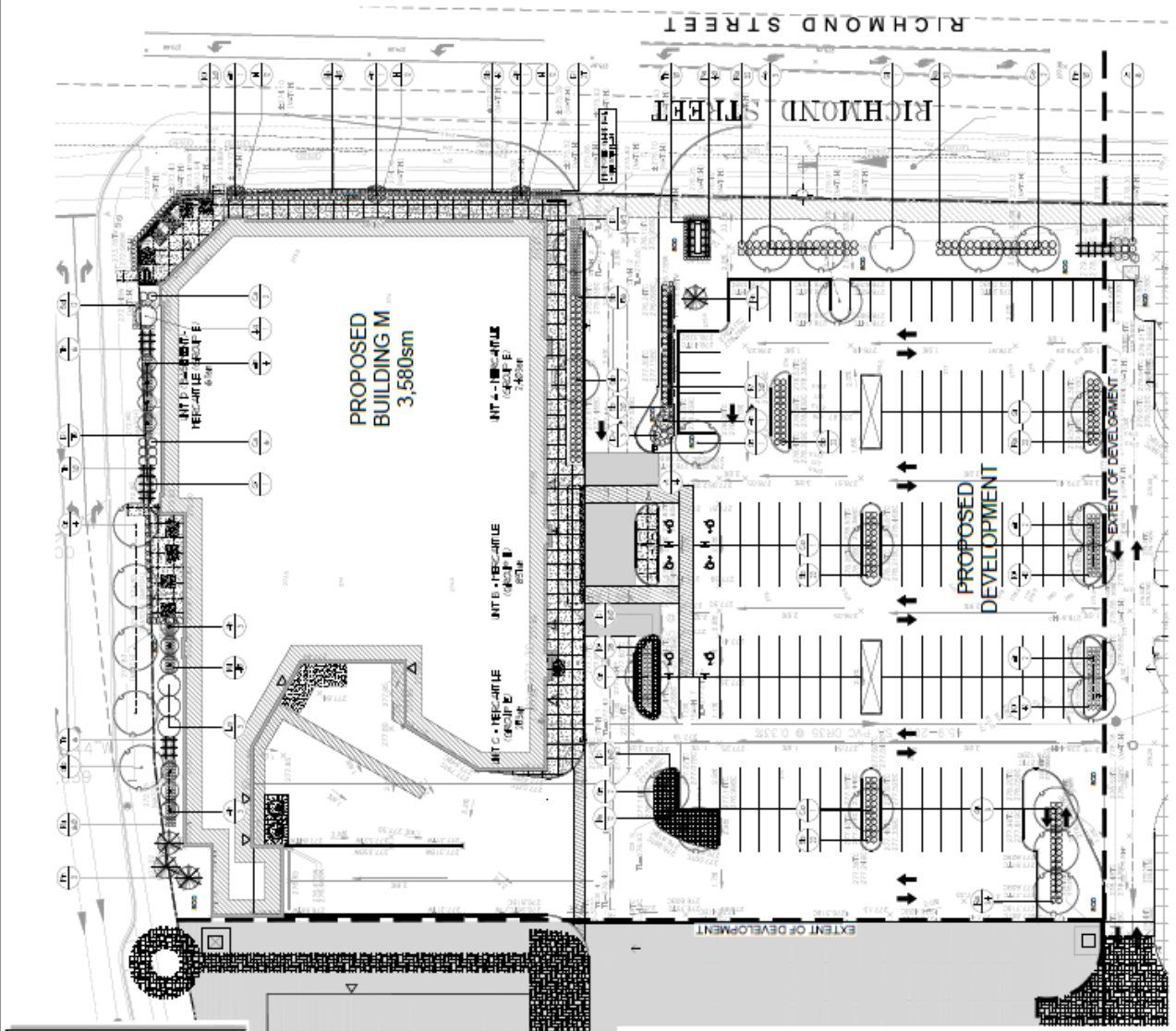
Prepared by:	Melanie Vivian Site Development Planner
Recommended by:	Michael Pease, MCIP RPP Manager, Site Plans
Recommended by:	Heather McNeely, MCIP, RPP Director, Planning and Development
Submitted by:	Scott Mathers, MPA, P.Eng. Deputy City Manager, Planning and Economic Development

Landscape Plan



LEGEND

- PROPOSED PLANTING
- PROPOSED PLANTING
- PROPOSED PLANTING
- PROPOSED PLANTING
- PROPOSED PLANTING



PLANT MATERIAL

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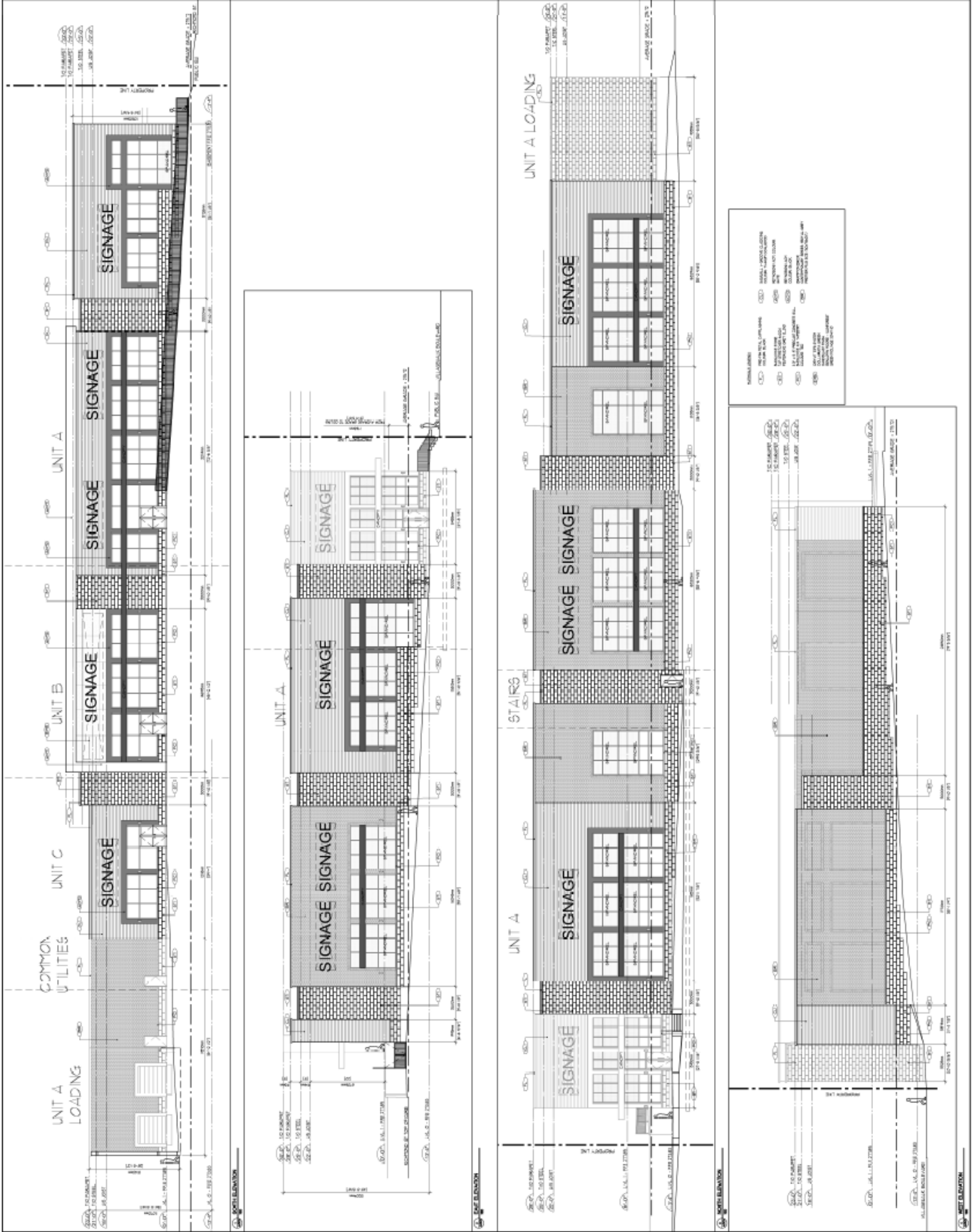
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Elevations



Appendix B – Public Engagement

Public liaison: On February 1, 2023 Notice of Site Plan Control Application was sent to 269 residents and property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on February 2, 2023.

On May 3, 2023 Notice of Public Meeting was sent out to all property owners within 120 metre radius of the subject lands and to those who made comment through the Notice of Site Plan Application process. Notice of Public Meeting was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on May 4, 2023.

Six (6) written replies were received as part of the original circulation. At the time of completing this report, no responses as part of the Notice of Public Meeting were received.

Nature of Liaison: Site Plan Approval to allow for the development of the subject lands, as shown in the attached plan. The Site Plan, as proposed, would result in the development of a food store and retail stores. Please note that this application is only subject to the northeast corner of the site (outlined in box).

Responses: A summary of the various comments received include the following:

Concern for:

- Building too close to Villagewalk Boulevard
- Visual appearance of loading bay
- Lack of sidewalks in the area
- Traffic
- Building design including loss of traditional, heritage architecture originally proposed as part of the subdivision

Responses to Public Liaison Letter and Publication in “The Londoner”

Written	Written
Piper Kearney	Bill
Dr. Len Boksman	Arthur Thompson
Sandra Benjamin	Beverly Mustard

From: Piper Kearney

Sent: Wednesday, February 1, 2023 9:16 PM

To: Vivian, Melanie <mvivian@london.ca>

Subject: [EXTERNAL] File number SPA23-005 135 Villagewalk Blvd

Hi Melanie Vivian.

I am writing to you to give a few comments about this application.

1. The commercial building is too close to Villagewalk Blvd and in the original application there was a good enough of a buffer to the sidewalk on Villagewalk Blvd.
2. The loading bay is not eye appealing.
3. Truck drivers who deliver to the loading bay might hit the island adjacent of the loading bay. There is a chance the truck will hit the exterior wall of unit c.

Thanks,

Piper Kearney

They/them

Ps. I have attached the original site map of the commercial development.



From: Len Boksman
Sent: Saturday, February 4, 2023 2:11 PM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] File SPA23-005

Hi Melanie:

Re the above file and Site Plan Control Application, I have a concern that you might be able to clarify.

On the North Side of the site does the application allow for enough setback from Villagewalk Blvd?

Is there a sidewalk there between the proposed development and the street?

Thank you.

Dr. Len Boksman

From: Sandra Benjamin
Sent: Sunday, February 12, 2023 10:29 AM
To: Vivian, Melanie <mvivian@london.ca>
Cc: Rahman, Corrine <crahman@london.ca>
Subject: [EXTERNAL] Site Plan Control Application File SPA23-005

My name is Sandra Benjamin and my husband and I live at . My concerns and comments follow:

Will there be **sidewalks** for those of us who no longer drive, or want a leisurely walk? When we stopped driving, much to my chagrin, I noticed that we who live on the south side of Sunningdale are isolated. The traffic is becoming very congested and speedy, and the drivers do not take into consideration pedestrians. There should be at **least 2 crosswalks** for those of us who walk without avoiding traffic. one at Villagewalk and the other further west - west of 260 Villagewalk. The city should install at least a **green left turn arrow** for people driving north on Richmond and wanting to turn west. There have been many 'accidents' recently.

I sincerely hope that you will at least read this letter.

Sincerely,
Sandra Benjamin

From: Bill
Sent: Wednesday, February 15, 2023 9:22 PM
To: Doc Services <DocServices@london.ca>
Subject: [EXTERNAL] 15 Villagewalk Blvd Planning Application Notice

File: SPA23-005

York Development
Development of food store and retail stores
North East corner of North West corner of Richmond & Sunnigdale.

Hello

Per your Notice of Planning Application re above address I would like to be informed of the decision.

--

Bill

From: Arthur Thompson
Sent: Tuesday, February 21, 2023 6:39 PM
To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] 135 Villagewalk Boulevard

Dear Ms. Vivian and Members of the Planning and Environment Committee,

Please include this letter on the meeting agenda and update me on any further changes to this application:

I am glad to see that the shopping area at Upper Richmond Village is finally being completed. We moved into the area in 2005, and for as long as I can remember, 135 Villagewalk Boulevard has been nothing but a field with an ever-changing array of advertisements encouraging would-be residents to "Shop, Live, Play" at Upper Richmond Village. Now, 15 years since the Sunningdale North Area Plan, it seems that the area is on its way to completion. Unfortunately, I do not believe that this proposal by York developments is true to the initial idea put forward by the original owners, Auburn Developments.

Looking at the original website for Upper Richmond Village (by Auburn Developments - it can be found

at http://www.terracorp.ca/upperichmondvillage.com/index.php?option=com_content&view=article&id=11&Itemid=8), it is easy to get an idea of the spirit or feeling that the designers had in mind when they planned this community. The website says, "Imagine a place where you can stroll along the creek behind your house, where the homes are not dominated by garages but **heritage facades**; where you can go to work, get a hair cut, or buy a new dress all on the same street and not leave your neighbourhood; where you can walk your children to get an ice cream or a movie, or retreat to a central park for a picnic or to play ball; where you can meet friends for dinner at your favourite restaurant or pub and interact with others on **vibrant streets** at all times of the day; a place where you can stay even when you get older." It sounds lovely, and I know that I am not the only one who was excited about the development, as many of our neighbours and friends talked about the new "**village**." Auburn goes on to say that their aim is, "**to promote a heritage feeling in the community**... The homes will be positioned closer to the street and garages will be minimized. The designs of the front elevations will be varied to add visual effect." Another website (<http://domusdev.com/rentals/upper-richmond-village/>) encourages residents to, "Sit at a sidewalk terrace, meet friends for dinner, take the kids to the movies, or simply stroll the vibrant streets of the Village's commercial district while exploring the many **main-street shops**." A final website (<https://www.stantec.com/en/projects/canada-projects/u/upper-richmond-village-project>) states, "Upper Richmond Village is a development focused on creating a **sense of community** integrating mixed land uses and a variety of urban style living. Boasting distinctive **architecture steeped in the history of Old North** London... The development is further enhanced by the introduction of **community gateways**, with highlighted crosswalks, plantings, and landscape markers."

From these descriptions, some things stand out. The developers wanted to "**promote a heritage feeling in the community**," have small, independent, boutique shops, not big box stores, have shops that are primarily pedestrian oriented ("**Main Street shops**"),

have a community that was walkable with store fronts facing Villagewalk Boulevard (this is why on-street parking cut-outs are currently provided on Villagewalk Boulevard), and create a shopping area that used **classical/traditional architecture** to create a **Village** feeling. The photos provided by Auburn Developments provide an excellent idea of what the goal for the neighbourhood was.

The following photos were taken from Auburn Development's original website for the development:





These photos confirm that the original intention for this community was to have boutique shops that used a variety of materials, textures, colours, and traditional architecture to create a “village” feel. The proposal for the development brought forward by the current owners of the site, York developments, do not live up to this original plan. Their proposal recommends massive ‘big-box’ stores as apposed to “Main Street shops.” Their buildings will not use a variety of colours as Auburn’s original mock-up photos show, but lots of grey, white and silver, including “slate coloured brick, Granada stone, grey stucco, and cinderblock.” Their buildings do not include traditional, heritage architecture, but are grey and modern. York’s proposal images from their website confirm this, as is shown below.

This image was taken from York Development’s Website:

<Screen Shot 2021-05-26 at 5.09.18 PM.png>

The buildings in York’s proposal look like they could be in any big box shopping plaza, anywhere. There is nothing special, heritage-inspired, or village-feeling about them. I realize that modern design, with lots of grey stucco, neutral colours, hard edges, and minimalist interiors are popular in today’s market, but they will not age well. What was considered ‘modern’ in the 1970s is now seen as ugly, and the same will be true for today’s ‘modern’ buildings.

I would like to see a change to the architectural style of the proposed buildings to match a village/heritage atmosphere, an orientation of the buildings to have entrances facing Villagewalk Boulevard, and reduced square footage of proposed buildings so as to avoid big-box retail. Perhaps there could even be apartments above the retail stores to create a true new urbanism, walkable community.

Thank you for listening to my concerns,

Arthur Mustard Thompson

From: Beverley Mustard

Sent: Thursday, February 23, 2023 2:30 PM

To: Vivian, Melanie <mvivian@london.ca>
Subject: [EXTERNAL] 135 Villagewalk

Hello Ms. Vivian,

I am writing to you about 135 Villagewalk Boulevard. I am concerned about this application because it does not seem to conform to Villagewalk Boulevard's designation as a "Main Street Place Type" under the London Plan. York's proposed building fronts onto an interior parking lot, not Villagewalk. Also, the proposal seems to be for a regular 'big-box' store, which is at odds with the initial plan for the plaza, as we were promised a "village," with small boutiques and family-run businesses. The proposed building also has no architectural features that signify its position as a gateway to London; it looks as boring as the already constructed phase one at the corner of Richmond and Sunningdale. Residents were told that this plaza would be "heritage-inspired" in its design, and we would like to see this come into fruition!

Please include this letter in any relevant meetings.

Thanks so much,

Beverley Mustard

Appendix C: Urban Design Peer Review Panel Comments and Applicant Response



Planning & Development
6th Floor, City Hall
300 Dufferin Avenue
London, ON
N6A 4L9

Urban Design Peer Review Panel Comments – Applicant Response

Address of Development Site: 135 Villagewalk Blvd. – Bldg M, Phase 1

Date of Panel Meeting: 12-21-2022

Comment:
The Panel commends the applicant for a successful site strategy that activates the street and pedestrian frontages and creates a pleasing architectural expression.
Applicant Response:

Comment:
Acknowledging this specific application is a site plan for Building M, the Panel suggests the applicant and design team consider how the masterplan of the site will develop and be built out over time in order to achieve design excellence.
Applicant Response:
Please see attached architectural submission sheet A101 and A102 illustrating the phasing and overall site plan.

Comment:
The Panel recommends the design team examine if the amenity park space along the Western portion of the site plan area could be correlated or combined with the building use of Building L. For example, the Panel envisioned food and beverage tenants could make use of possible patios or other synergies to better program the space.
Applicant Response:
The design team understands that the central outdoor amenity spline is an essential asset to the site. A higher degree of detail and design will be shown in the next phases submission.

Comment:
The Panel suggests the design team continue or establish a plant palette across the various stages of the development to provide a sense of overall unity and cohesiveness.
Applicant Response:
Please see attached for the landscape submission.

Comment:

Understanding that deliveries will be restricted to off-hours, the Panel noted possible conflicts in access to loading docks via the interface with the travel lanes and vehicular parking area.

Applicant Response:

A truck turning study shown on the architectural site plan package illustrates how the trucks will be tucked into their respective docks, +/- 15m away from the crosswalk and drive aisles.

Comment:

The Panel appreciates the use of canopies and landscaping at the South edge of the proposed Building M to create a more active public frontage. Consider shifting Building M closer to the North property line to provide more space along the South edge of the building. This will allow for additional pedestrian amenity space, landscaping, and street furniture. Consider outdoor patio space for individual commercial tenants throughout the entire development.

Applicant Response:

The building is unable to move closer to the North due to the curved property line. The setback is currently 1.325m, allowing all canopies, steps, foundations, and walls to be within the property.

Comment:

In planning for integration with future development of the remainder of the commercial site, consider planning similar frontages for the proposed buildings to the west of Building M, and throughout the site. For example, consider providing pedestrian walkways and landscaping at all building frontages, rather than rows of parking.

Applicant Response:

The current overall site plan reflects the previous SPA submission. The design team will further look into pedestrian walkways and landscaping opportunities at the future building frontages for the next phases submission.

Comment:

The Panel notes that the canopies along the North and East elevations may be superfluous. Consider deleting these canopies to give the canopies along the South elevation and North-East corner of Building M more prominence.

Applicant Response:

The canopies depth vary between 5'-8' depending on their location and span within windows and structure. Further structural input will be required to expand the coverage of the canopies.

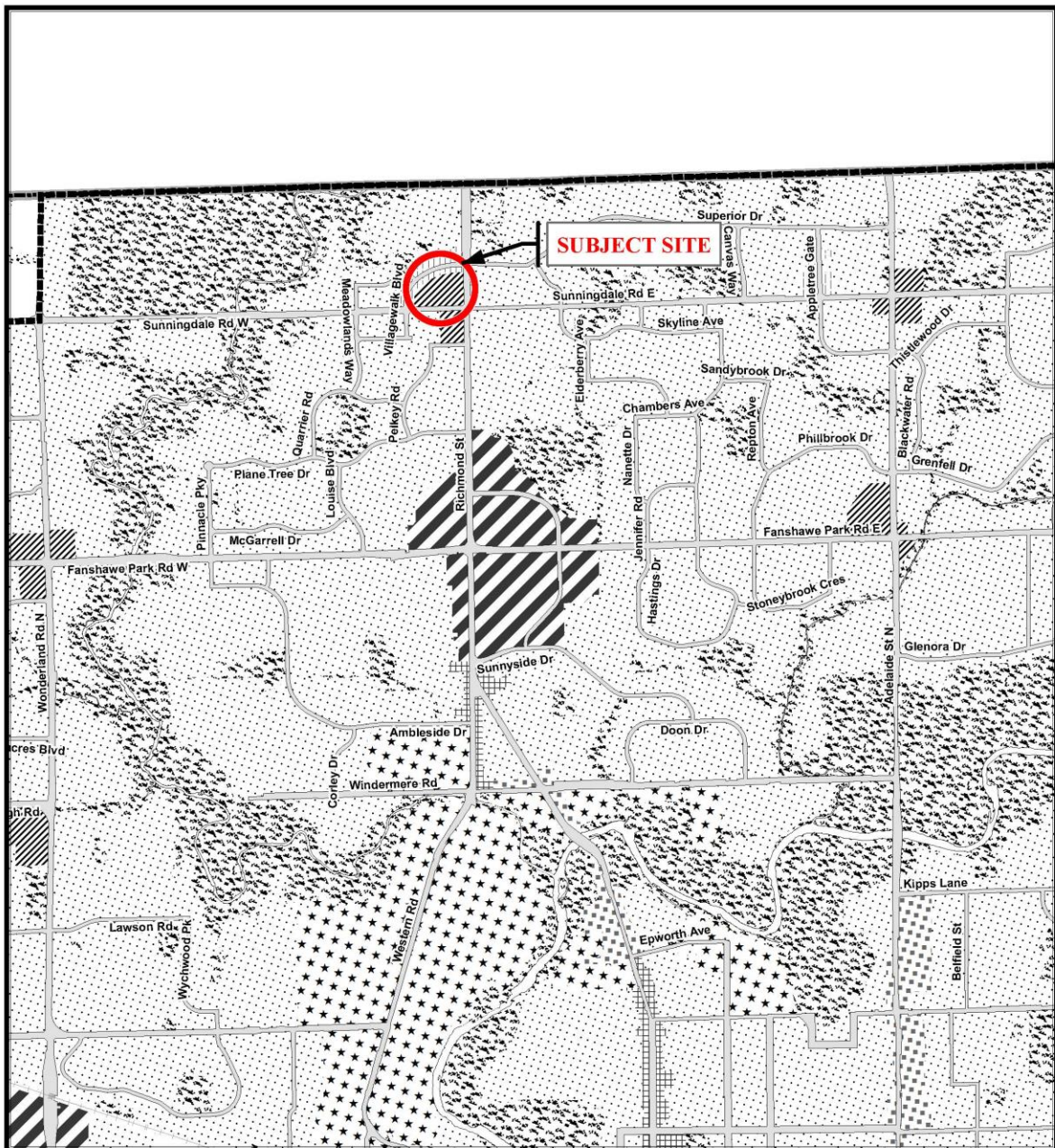
Comment:

The Panel appreciates the landscaping and pedestrian pathways located at the North-East corner of Building M. Consider enhancing the corner further with paved amenity space and larger pathways to establish it as a public amenity space and pedestrian access point. Increased glazing, a unique cladding material, and/or a taller parapet could further emphasize this corner as a pedestrian access point.

Applicant Response:

The submission package successfully acknowledged the extreme grading slope in the North-South direction. The 8' wide ramp and sidewalk wrapping around the building has enhanced landscaping around it. At the bottom of the 8' wide pathway, in the North-East corner, there is a raised hardscaped plaza feature that provides the opportunity for outdoor seating, bike racks and a low landscaped wall.

Appendix D: Zoning and The London Plan Maps



Legend

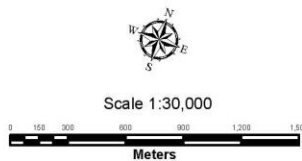
- | | | |
|------------------------|--------------------------|---|
| Downtown | Future Community Growth | Environmental Review |
| Transit Village | Heavy Industrial | Farmland |
| Shopping Area | Light Industrial | Rural Neighbourhood |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor | Commercial Industrial | Urban Growth Boundary |
| Main Street | Institutional | |
| Neighbourhood | Green Space | |

This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

CITY OF LONDON Official Plan

LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning & Development

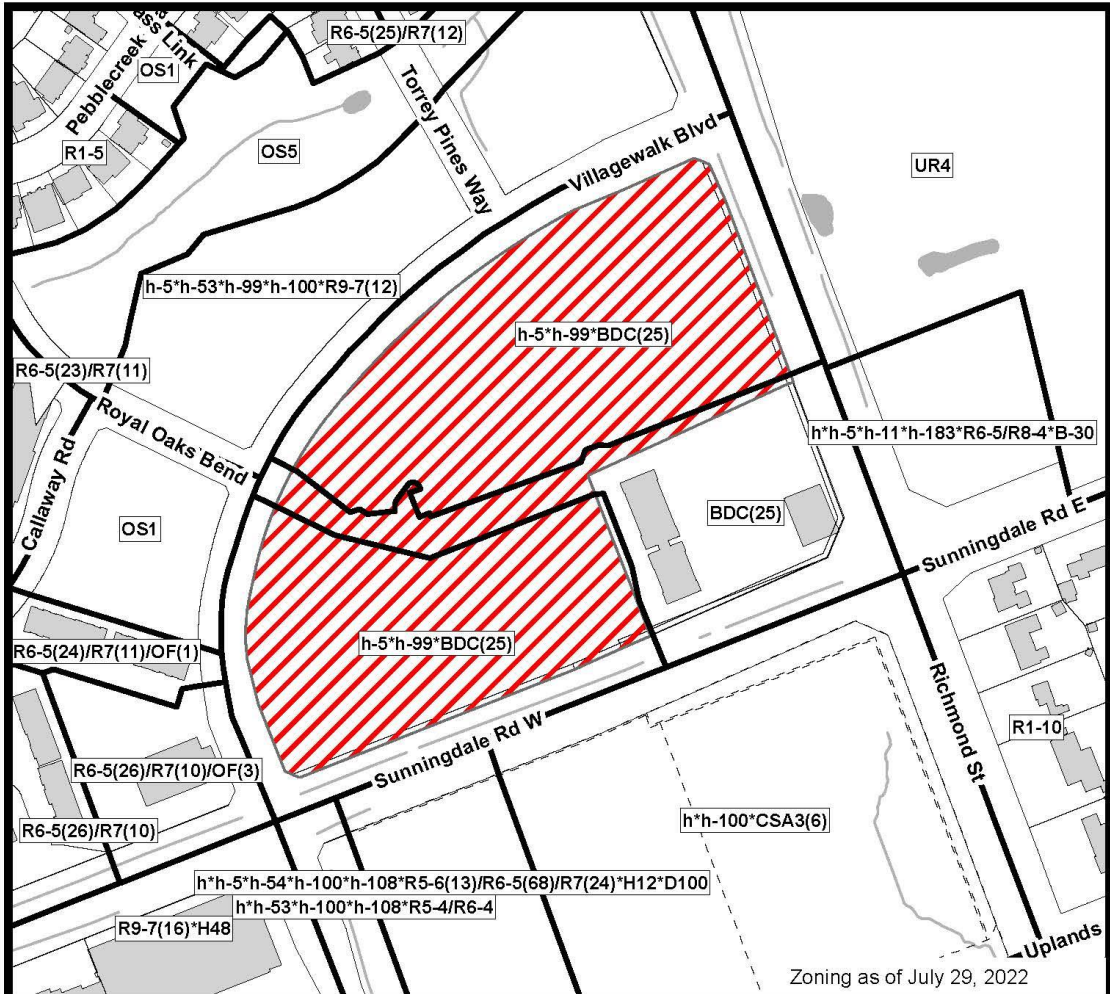


File Number: SPA23-005

Planner: MV

Technician: JI

Date: 2023/4/24



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-5*h-99*BDC(25), BDC(25)**

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

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | |
| R7 - SENIOR'S HOUSING | OS - OPEN SPACE |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | CR - COMMERCIAL RECREATION |
| R9 - MEDIUM TO HIGH DENSITY APTS. | ER - ENVIRONMENTAL REVIEW |
| R10 - HIGH DENSITY APARTMENTS | |
| R11 - LODGING HOUSE | OB - OFFICE BUSINESS PARK |
| | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT 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:

SPA23-005

MV

MAP PREPARED:

2023/04/24

Jl

1:3,000

0 15 30 60 90 120
Meters