

## 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:** Encore at Upper Richmond Inc.  
2118 Richmond Street  
File Number: OZ-9770, Ward 5  
**Date:** October 22, 2024

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Encore at Upper Richmond Inc. relating to the property located at 2118 Richmond Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on November 5, 2024, to amend the Official Plan, The London Plan, to amend specific policy 1069 of the Neighbourhoods Place Type;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on November 5, 2024, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, as amended in part (a) above, to change the zoning of the subject property **FROM** a Holding Residential R6/Residential R8 Bonus (h\*h-5\*h-11\*h-183\*R6-5/R8-4\*B-30) Zone, **TO** a Holding Residential R9 Special Provision (h-183\*R9-7(\_)\*H40\*D211) Zone, and to delete the B-30 Bonus Zone in its entirety;
- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
  - i) Incorporation of underground parking;
  - ii) Street oriented design and safe and accessible pedestrian connections;
  - iii) Enhanced landscaping to include a minimum 50% native species, with no invasive species planted;
  - iv) Nine mature trees (minimum diameter at breast height (dbh) of 11cm) be incorporated as part of the landscaping plan between the south building face and Sunningdale Road East;
  - v) Investigate renewable sources of energy such as solar for the roof and sides of the building, and geothermal for interior heating and cooling;
  - vi) Investigate air source heat pump options; and,
  - vii) Apply bird friendly policies using the CSA standard.
- (d) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as changes made to the application are technical in nature;

**IT BEING NOTED**, that the above noted amendments are being recommended for the following reasons:

- i) The recommended amendment is consistent with the *Provincial Planning Statement 2024*;
- ii) The recommended amendment conforms to *The London Plan*;
- iii) The recommended amendment will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands.

## Executive Summary

### Summary of Request

The Applicant has requested an amendment to The London Plan to amend specific policy 1069 in the Neighbourhoods Place Type to: remove the Bonus Zone Provisions;

increase the permitted residential density from 123 units per hectare to 211 units per hectare, to allow for a total of 158 residential dwelling units; and, to remove the required three (3) storey townhouses along the base of the building.

The Applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Holding Residential R6/Residential R8 Bonus (h\*h-5\*h-11\*h-183\*R6-5/R8-4\*B-30) Zone, to a Residential R9 Special Provision (R9-7(□)) Zone.

### **Purpose and the Effect of Recommended Action**

The recommended action will permit the development of an eleven (11) storey residential apartment building with a total of 158 units, an increase of **51 units** from the previously approved development.

Staff are recommending approval of the requested Official Plan Amendment and Zoning By-law Amendment with special provisions to permit increased height, increased density, reduced setbacks, reduced lot coverage, and increased landscaped open space.

Staff are recommending approval with retention of the existing h-183 holding provision, which will ensure the development will not occur until such time as a Hydrogeological Study has been prepared and submitted, and that the development will not have any negative impacts on the groundwater in the area.

### **Linkage to the Corporate Strategic Plan**

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form; and,
- **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.

### **Analysis**

#### **1.0 Background Information**

##### **1.1 Previous Reports Related to this Matter**

**O-6284-** On June 16, 2003, Planning and Environment Committee - Official Plan Amendments in accordance with the *Uplands North Area Plan*.

**OZ-7602-** On February 3, 2009, Planning and Environment Committee – Recommending refusal of amendments to the Official Plan and Zoning By-law Z.-1 to permit retail/pharmacy and office uses.

**PL090268-** On October 26, 2009, the Ontario Municipal Board dismissed the appeal by the Applicant, confirming Council's decision to refuse retail/pharmacy and office uses.

**OZ-7890-** On June 13, 2011, Planning and Environment Committee – Amendments to the Official Plan and Zoning By-law to allow for a 260-unit, fifteen (15) storey tall (50 metres) apartment building. At the public participation meeting, the Applicant presented an alternative proposal which would permit the construction of a 113-unit, twelve (12) storey tall (40 metres) apartment building and an eight (8) unit, thirteen (13) metres tall townhouse building.

**OZ-7890** – On February 27, 2012, Planning and Environment Committee – Amendments to the Official Plan and Zoning By-law to allow for a 113-unit, twelve (12) storey (40 metres) apartment building and an eight (8) unit, thirteen (13) metre tall townhouse building.

## 1.2 Planning History

In February of 2002, landowners in the area initiated the *Uplands North Area Plan* for the lands bounded by Richmond Street to the west, Adelaide Street to the east, Sunningdale Road to the south and the municipal boundary to the north. The *Area Plan* was intended to serve as a guideline for future development of the area and to address issues including: mix of dwelling types, road configuration, school locations, servicing and the location of parkland. The subject lands were designated Multi-family, Medium Density residential under the *Uplands North Area Plan*.

In 2008, an application was made for an Official Plan and Zoning By-law Amendment to permit retail uses and pharmacy offices. Staff recommended approval of the requested amendments, but Council refused the Application on February 2, 2009. This decision was appealed to the Ontario Municipal Board, who upheld the decision of Council.

A new application was submitted in 2011, requesting to amend the Official Plan and the Zoning By-law to permit a fifteen (15) storey (50 metres) apartment building containing 260 units (300 units per hectare). A public participation meeting was held on June 13, 2011, where the Applicant proposed an alternative proposal for a twelve (12) storey, (40 metre) apartment building with 113 units. Council referred this proposal back to Staff for review through the planning and public consultation process. Another public meeting was held on February 27, 2021, following review and consultation of the twelve (12) storey proposal. Council directed Civic Administration and Staff to meet with the Applicant to request further revisions to the development form and site layout, as well as prepare a traffic study for the area of Richmond Street and Sunningdale Road and widen Sunningdale Road.

Meetings were held with City Staff and the Applicant in April of 2013. It was agreed to reduce the height to ten (10) storeys and to require that the townhouse component be constructed at the same time as the apartment component to ensure both buildings are constructed over, and can share, the underground parking. A revised application was submitted in February of 2014 and accepted as complete in June of 2014 following the provision of additional information. On July 22, 2014, a public meeting was held for the Revised Application. Staff recommended approval of amendments to the Official Plan to add a Specific Area Policy and to change the zoning from Urban Reserve UR4 to Holding Residential R6/Residential R8 Bonus (h•h-5•h-11•R6-5/R8-4•B-30) Zone. The Official Plan and Zoning By-law Amendments allowed for a ten (10) storey apartment building containing 107 units (123 units per hectare) with a three (3) storey townhouse component integrated into the base of the building adjacent to Sunningdale Road.

## 1.3 Property Description and Location

The subject property is located at the northeast corner of the intersection of Richmond Street and Sunningdale Road East. The lot is irregular in shape and approximately 0.75 hectares (1.85 acres) in area. The site has approximately 62 metres of frontage on Sunningdale Road and is approximately 90 metres deep. The lands are currently vacant and are accessed by a gravel driveway from Richmond Street. An Imperial Oil pipeline is located along the frontage of Sunningdale Road and has an associated easement over the front portion of the lands, some of which have been dedicated for road widening. All new buildings on the subject lands are required to be setback a minimum of 20 metres from the centreline of this pipeline.

### Site Statistics:

- Current Land Use: Vacant
- Frontage: 62 metres on Sunningdale road
- Depth: 90 metres
- Area: 0.75 hectares
- Shape: Irregular
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: No

### Surrounding Land Uses:

- North: Vacant agricultural lands planned for future residential development



- East: Vacant agricultural lands planned for future residential development
- South: Low Density Residential
- West: Commercial and Medium Density Residential

**Existing Planning Information:**

The London Plan Place Type: Neighbourhoods Place Type on an Urban Thoroughfare (Richmond Street) and a Civic Boulevard (Sunningdale Road East)

Existing Special Policies: Specific Policy Area 16 (Policy 1069 of *The London Plan*)

Existing Zoning: Holding Residential R6/Residential R8 Bonus (h\*h-5\*h-11\*h-183\*R6-5/R8-4\*B-30) Zone

Additional site information and context is provided in Appendix “C”.



Figure 1- Aerial Photo of 2118 Richmond Street and surrounding lands

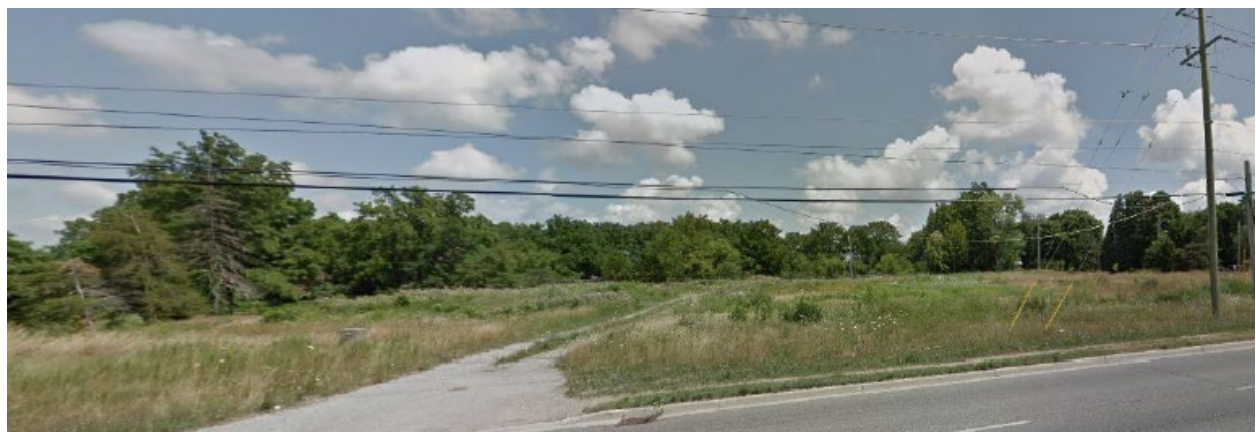


Figure 2 - Streetview of 2118 Richmond Street (view looking east)

**2.0 Discussion and Considerations**

**2.1 Development Proposal**

The requested Official Plan and Zoning By-law Amendments would facilitate the development of an eleven (11) storey apartment building, in a “L” shaped configuration,

comprised of a three (3) storey base and an eight (8) storey tower with stepbacks incorporated above the third and eighth storeys. A total of 158 units are proposed, an increase of 51 units from the previously approved development.

The proposal includes outdoor common amenity space on the east side of the site, as well as two internal amenity areas. An amenity room and lounge are included on the ground floor, and rooftop indoor and outdoor community amenity areas are proposed for the eleventh floor. Access is proposed to be provided from a right-in/right-out driveway on Richmond Street, located at the rear of the building. The majority of parking will be provided in two levels of underground parking and surface parking is provided towards to rear of the site for visitor and accessible parking spaces. Walkways are proposed throughout the site to connect building and unit entrances to the public sidewalk and enhanced landscaping is proposed to provide wayfinding and an aesthetic promenade.

The proposed development includes the following features:

- Land use: Residential
- Form: Apartment building
- Height: 11 storeys (40 m)
- Residential units: 158
- Density: 211 units per hectare
- Building coverage: 25.7%
- Parking spaces: 152 underground / 18 surface
- Bicycle parking spaces: 152 long-term / 16 short-term
- Landscape open space: 58.7 %

Additional information on the development proposal is provided in Appendix “C”.

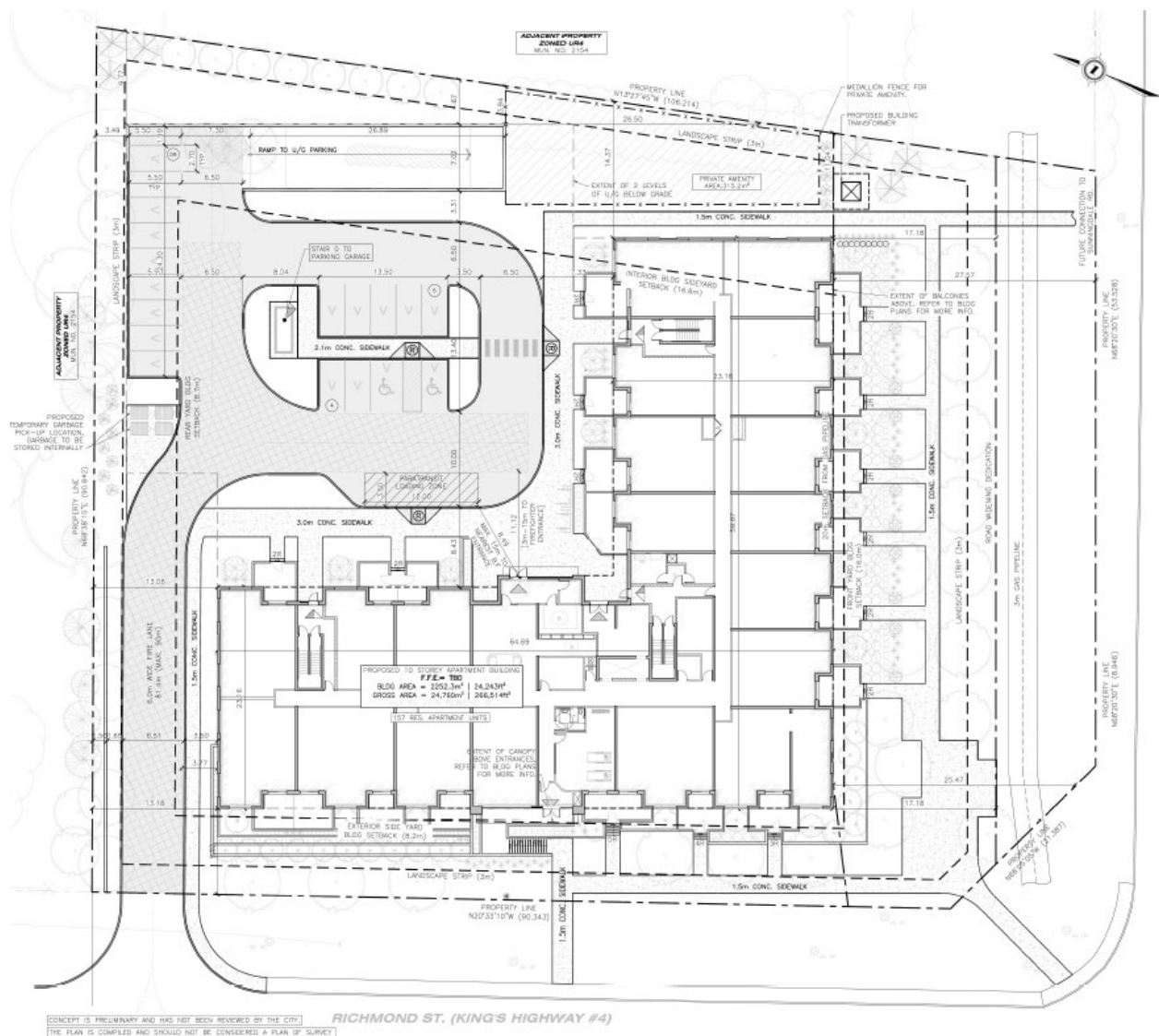


Figure 3 - Conceptual Site Plan (August 2024)





Figure 4 –Rendering looking Northeast (August 2024)

Additional plans and drawings of the development proposal are provided in Appendix “D”.

## 2.2 Requested Amendments

The Applicant has requested to amend specific policy 1069 of the Neighbourhoods Place Type of The London Plan (Specific Area Policy 16 on Map 7) to: remove references to the Bonus Zone provisions; increase the permitted residential density from 123 units per hectare to 211 units per hectare, to allow for a total of 158 residential dwelling units; and, to remove the required three (3) storey townhouses along the base of the building.

The Applicant has requested an amendment to the Zoning Bylaw Z.-1 To change the zoning from a Holding Residential R6/Residential R8 Bonus (h\*h-5\*h-11\*h-183\*R6-5/R8-4\*B-30) to a Residential R9 Special Provision (R9-7(\_)) Zone with special provisions to implement the proposed development.

Road widening dedication was taken along Richmond Street and Sunningdale Road East as part of Site Plan Application SPA19-038, which was submitted to implement the previous proposal for a 10-storey apartment building with 3 storey townhouses integrated into the base of the building. When this Application was submitted and circulated, those dedicated lands were included in the site design and statistics. Section 4.14 of the Z.-1 Zoning By-law permits lands required for road widening dedication to included in site statistic calculations, except where changes are made subsequent to that dedication. The Applicant has revised their requests to reflect the lot, as reduced by road widening dedication, and Staff have recommended that no further notice be required as the changes are technical in nature, and the height and unit count are not changing as a result.

The following table summarizes the special provisions that have been proposed by the Applicant.

Regulation (R9-7)	Required	Proposed
Exterior Site Yard Depth (Minimum)	12 Metres	9 Metres
Interior side Yard Depth (Minimum)	16 Metres	12 Metres
Rear Yard Depth (Minimum)	16 Metres	13 Metres
Landscaped Open Space (Minimum)	30 %	48.4 %
Lot Coverage (Maximum)	40 %	28 %
Height (Maximum)	n/a	40 Metres

<b>Regulation (R9-7)</b>	<b>Required</b>	<b>Proposed</b>
Density (Maximum)	150 units per hectare	211 units per hectare
Building setback from Sunningdale Road East – Above the Third Floor (Minimum)	n/a	21 Metres
Building setback from Sunningdale Road East – Above the Eighth Floor (Minimum)	n/a	29 Metres
Encroachments for Balconies and Canopies	1.5 Metres	Unlimited

### **2.3 Internal and Agency Comments**

The Application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this Application and are addressed in Section 4.0 of this report.

Key issues identified by Staff and agencies included:

- This site has an h-183 zoning provision; a Hydrogeological Study shall be prepared by a qualified professional and submitted to the City to evaluate the potential impact of the proposed development to area private wells and provide recommendations for monitoring post construction impacts and possible mitigation measures to the satisfaction of the City Engineer.
- There is currently no municipal sanitary sewer fronting the subject lands. The intended outlet for the site is ultimately tributary to the 450mm diameter on Villagewalk Blvd. The extension is to be at the cost of the developer and consistent in tributary area and populations from accepted area plans. The proposed populations are approximately 3 times over the allocated amount.
- Appropriate setbacks from the Imperial Oil Pipeline.

Detailed internal and agency comments are included in Appendix “E” of this report.

### **2.4 Public Engagement**

On August 21, 2024, Notice of Application was sent to 14 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on August 29, 2024. A “Planning Application” sign was also placed on the site.

There was one response received during the public consultation period. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Concerns expressed by the public relate to:

- Removal of the townhouses;
- Privacy;
- Shadowing; and,
- Building Design.

Detailed public comments are included in Appendix “F” of this report.

### **2.5 Policy Context**

#### ***The Planning Act and the Provincial Planning Statement, 2024***

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Planning Statement, 2024 (PPS)*. The *Planning Act* requires that all municipal land use decisions, affecting planning matters, shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

Section 2.1 subsection 6 and Section 2.2 speak to create complete communities by: accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs; improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups, promote densities for new housing which efficiently use land, resources, and infrastructure; and, requiring transit supportive development and promoting active transportation. Section 2.3 notes that settlement areas shall be the focus of growth and development. This contributes to resilient development and the creation of healthy, livable, and safe communities. This proposal will develop a vacant site within the settlement area that will have access to municipal services, as well as provide a range of housing in compact form for current and future residents. The subject lands are designated and intended, over the long term, to be used for multiple-dwelling, low to medium density residential uses.

The compact form and density of the proposal will result in efficient and resilient development, and this will encourage the use of public and active transportation options. This will help to support energy conservation and help to improve air quality, which is consistent with Section 2.9 of the *PPS*. An archaeological study was completed for the subject site and determined there would no impacts to archaeological or cultural resources, which is consistent with Section 4.6 of the *PPS*. The site is also located outside of any natural or man-made hazards, which helps to protecting public health and safety as prioritized in Section 5.0 of the *PPS*.

As the Application for an Official Plan and Zoning By-law Amendments complies with The London Plan, it is staff's opinion that the application is consistent with the *Planning Act* and the *PPS*.

### ***The London Plan, 2016***

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

The London Plan also includes conditions for evaluating the appropriateness of Specific Area Policies where the applicable place type policies would not accurately reflect the intent of City Council with respect to a specific site or area (TLP 1729-1734).

The following conditions apply when considering a new Specific Area Policy:

1. The proposal meets all other policies of the Plan beyond those that the specific



policy identifies.

2. The proposed policy does not have an adverse impact on the integrity of the place type policies or other relevant parts of this Plan.
3. The proposed use is sufficiently unique and distinctive such that it does not establish an argument for a similar exception on other properties in the area.
4. The proposed use cannot be reasonably altered to conform to the policies of the place type.
5. The proposed policy is in the public interest and represents good planning.

An existing specific policy applies to the subject lands and staff are of the opinion that the requested amendments to this policy satisfy all of the above conditions.

### **3.0 Financial Impact/Considerations**

None.

### **4.0 Key Issues and Considerations**

#### **4.1 Land Use**

The proposed residential use is supported by the policies of the PPS 2024 and aligns with the vision of the Neighbourhoods Place Type by contributing to a diversity and mix of different housing types, intensities, and forms (TLP 918\_2). The subject lands are in the Neighbourhoods Place Type along a Civic Boulevard (Sunningdale Road East) and an Urban Thoroughfare (Richmond Street) in accordance with Maps 1 and 3 of The London Plan. This Place Type at this location, based on Street Classification, permits single detached, semi-detached, duplex, converted dwellings, townhouses, low-rise apartments and group homes (Table 10). Specific policy 1069 permits an apartment building.

As the proposed use is contemplated by specific policy 1069, staff is satisfied the recommended amendment is in conformity with The London Plan and is appropriate within the existing and planned context.

#### **4.2 Intensity**

The proposed residential intensity is consistent with the policies of the PPS 2024 that encourage all types of residential intensification, including redevelopment which results in a net increase in residential uses (2.2.1.2), compact form (2.4.1.3.c), and an appropriate mix of housing options and densities (2.3.1.3). In the Neighbourhoods Place Type, the range of permitted building heights are identified in Table 11. At this location, a standard maximum building height of four (4) storeys is permitted, or an upper maximum height of six (6) storeys may be permitted in conformity with the Our Tools policies of this Plan relating to Zoning to the Upper Maximum Height (Policies 1638 to 1641). Policies contained in Specific Area Policies augment, and prevail, over the more general policies of the Place Type. Specific Area policy 1069 permits a maximum height of 10 storeys, or 33 metres, and the Applicant has requested amendments to allow for 11 storeys, or 40 metres. Similar heights and heights greater than that requested have been contemplated and permitted in the surrounding area. Heights ranging from a maximum of 38 metres is permitted at 1985 Richmond Street and 48 metres are permitted at 30, 100, and 230 Villagewalk Boulevard. Figure 3 below shows the similar permitted heights on adjacent lands.

Staff are satisfied the subject lands are of a sufficient size and configuration to accommodate the proposed apartment development, and that the proposed intensity is consistent with the existing and planned context of the area as demonstrated on Figure 3 below. On this basis, staff is satisfied the recommended amendment is in conformity with the intensity policies of The London Plan.

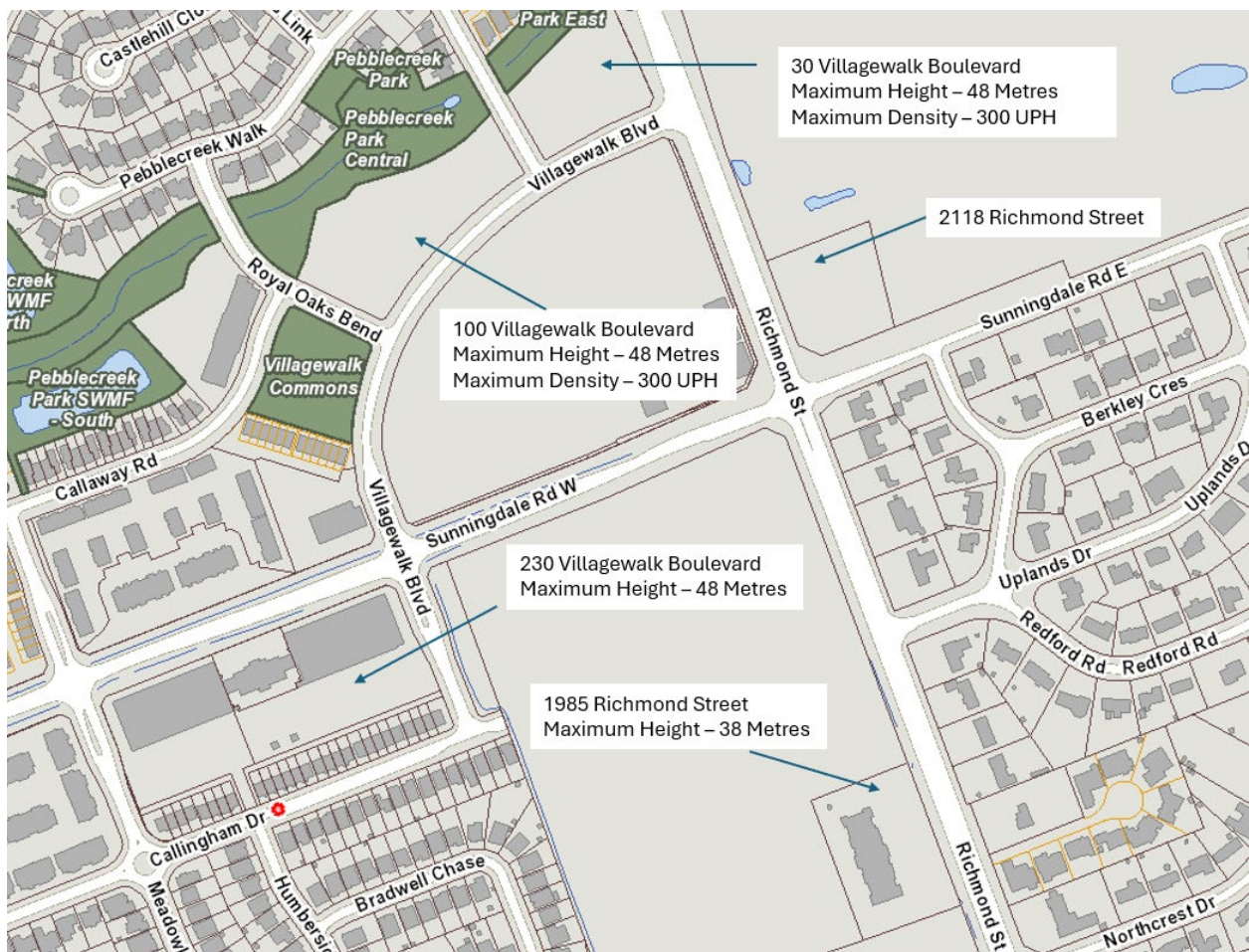


Figure 3 – Permitted Heights and Densities on adjacent lands

### 4.3 Form

The proposed built form is supported by the policies of the PPS 2024 and is consistent with the Neighbourhoods Place Type policies and the City Design policies of The London Plan by facilitating an appropriate form and scale of residential intensification that is compatible with the existing neighbourhood character (TLP 953\_2). As previously noted, the recommended zoning would permit medium density residential development, which can be accommodated on the lands. The recommended zoning would facilitate the development of mid-rise development, which aligns with the form identified as appropriate in The London Plan and is designed with street and pedestrian orientation in mind to promote connectivity. This connectivity could contribute to walkability to support lands to the northwest and northeast in the Shopping Area and Transit village Place Types.

The policies relating to buildings promote an active street front at a human scale to support pedestrian activity and safety (TLP 285 and 286). The built form, site layout, key entrances and streetscape should be designed to establish a sense of place and character consistent with the planning vision of the Place Type and the surrounding area (TLP 197, 202, 221 and 252). These policies are addressed through the requested reduced front yard and exterior side yard setbacks, which would site the building close to the street to create an active street front at a human scale. The Applicant's Planning Justification Report and Urban Design Brief have outlined how building and unit entrances will be oriented towards Richmond Street and Sunningdale Road East to contribute to street and pedestrian oriented design. A network of pathways and a promenade are also proposed to contribute to pedestrian oriented design and connectivity throughout and beyond the subject lands. Enhanced landscaping will be considered during the Site Plan stage at the main entrances and gateways will be incorporated to create a sense of place and character, as well as a variety of materials will be included in the building materials and colours.

Policies 289 to 293 of The London Plan speak to the components and design of mid- and high-rise buildings. Policy 289 notes that these buildings should be designed to express three different components: a base, middle, and top. The base should establish a human-scale façade with active frontages and the top should provide a

finishing treatment to hide or integrate mechanical penthouses into the overall building design. The middle is to be cohesive, but distinct from the base and top. The proposed development incorporates these three components and meets their intent. Policies 290 to 293 speak to: located building at corner sites, where possible; orient principal building entrances and transparent windows to the public right-of-way and public spaces to reinforce the public realm; the incorporation of a podium or other design elements into the base of the building to reduce the apparent height and mass of buildings on the pedestrian environment; and, design that minimizes massing, shadowing, visual and obstruction of views from the street, public spaces and neighbouring properties. The proposal has considered these policies, siting the building near the corner of the property, orienting main building entrances and ground floor unit entrances to the public realm, contributing to the public realm and pedestrian environment through podium design, and locating the greatest height at the at the north end of the site to help mitigate shadowing and privacy impacts.

#### 4.4 Zoning

The subject lands are currently zoned a Holding Residential R6/Residential R8 Bonus (h-h-5-h-11-h-183-R6-5/R8-4\*B-30) Zone, which permits a ten (10) storey apartment building with a density of 123 units per hectare. The Applicant has requested an amendment to change the zoning of the subject lands to a Residential R9 Special Provision (R9-7(\_)) Zone to permit an eleven (11) storey apartment building with a density of 211 units per hectare.

The current zoning contains the following holding provisions:

- **h Purpose:** To ensure the orderly development of lands and the adequate provision of municipal services, the "h" symbol shall not be deleted until the required security has been provided for the development agreement or subdivision agreement, and Council is satisfied that the conditions of the approval of the plans and drawings for a site plan, or the conditions of the approval of a draft plan of subdivision, will ensure a development agreement or subdivision agreement is executed by the applicant and the City prior to development. Permitted Interim Uses: Model homes are permitted in accordance with Section 4.5(2) of the By-law; (Z.-1-122078) (Z.-1-142245)
- **h-5 Purpose:** 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. Notwithstanding this, residential developments of 10 or fewer units are exempt from Public Site Plan Meetings, as per Bill 23, More Homes Built Faster Act, 2022. Permitted Interim Uses: Residential Developments of 10 units or fewer. (Z.-1-94236 deleted and replaced by Z.-1-233100)
- **h-11 Purpose:** To ensure the orderly development of lands and the adequate provision of municipal services, the "h-11" symbol shall not be deleted until a development agreement associated with a site plan which provides for appropriate access arrangements to the satisfaction of Council is entered into with the City of London. Permitted Interim Uses: Existing uses.(O.M.B. File #R 910387 - Appeal #3004 May 19, 1994)(Z.-1-92066)
- **h-183 Purpose:** To ensure that development will not have any negative impacts on the groundwater in the area, with specific attention given to any negative impacts on existing wells, a Hydrogeological Study shall be prepared by a qualified professional and submitted to the City to evaluate the potential impact of the proposed development to area private wells and provide recommendations for monitoring post construction impacts and possible mitigation measures to the satisfaction of the City Engineer prior to the removal of the h-183 symbol. Any recommendations contained therein shall be incorporated into the development agreement to the satisfaction of the City of London. (Z.-1-142350)

The Applicant has requested the removal of all holding provisions, with the exception of the h-183. Staff support removal of the h, h-5 and h-11, but recommend the h-183 remain on the site. Site Plan Approval considers matters of a highly technical nature

which involves review from subject matter experts. Staff are satisfied that the feedback received through the public processes for the Official Plan and Zoning By-law Amendment applications pertaining to the site can be sufficiently addressed through Staff's technical review of the future Site Plan application without an additional public meeting as required by the h-5 holding provision. The orderly development of lands, adequate provision of services, execution of a development agreement, and appropriate access arrangements can be addressed through the future Site Plan Approval Application, satisfying the removal of the h and h-11. In lieu of submitting the required Hydrogeological Study as part of this Application, the Applicant has requested to defer it to a future Site Plan stage and has agreed to retain the h-183 holding provision until that time.

A number of Special Provisions have been requested as follows:

Reduced Exterior Side Yard Setback of 9 metres (Minimum)

Exterior Side Yard Setbacks are intended to ensure there is sufficient separation between new development and the public right-of-way to potentially mitigate negative impacts, while also providing adequate space to ensure there are adequate sight lines, landscaping, and space to accommodate future road-widening, should it be required. The requested reduced exterior side yard setback helps to facilitate development that is street and pedestrian oriented by helping to establish a strong street edge and an active street front, while still allowing sufficient space for sight lines and landscaping.

Reduced Interior Side Yard Setback of 12 metres (Minimum)

Interior Side Yard Setbacks are intended to ensure there is sufficient separation between new and existing development to potentially mitigate negative impacts, while also providing access to the interior yard space. The proposed setback would provide sufficient distance between the proposed future development to the west and allows for private amenity space to be accommodated on the lands. There is sufficient access to the interior side yard.

Reduced Rear Yard Setback of 13 metres (Minimum)

Rear Yard Setbacks are intended to ensure there is sufficient separation between new and existing development, to potentially mitigate negative impacts while also provided access to the rear and interior yard space. The requested reduced rear yard setback allows sufficient space for sight lines and access to the lands.

Landscaped Open Space of 48.4 per cent (Minimum)

The Zoning By-law defines Landscaped Open Space as open space which is used for the growth and maintenance of grass, flowers, shrubbery, and other landscaping and includes any surfaced walk, patio, swimming pool or similar area, but does not include any access driveway or ramp, parking area, bus parking area, roof-top area or any open space beneath or within any building or structure. A minimum of 30 per cent is required under the Residential R9 (R9-7) Zone Variation. The requested special provision provides for a greater amount of landscaped open space than is required under the standard regulations.

Maximum Height

Specific policy 1067 in The London Plan permits a maximum height of 10 storeys or 33 metres, and the Applicant has requested amendments to allow for 11 storeys or 40 metres. Similar heights, and heights greater than that requested, have been contemplated and permitted in the surrounding area. Heights ranging from a maximum of 38 metres is permitted at 1985 Richmond Street and 48 metres are permitted at 30, 100, and 230 Villagewalk Boulevard. The requested height for the subject lands will help to establish this transition in uses and intensity of development, and locates density close to amenities and commercial areas. The recommended zoning and height are considered appropriate for the lands and in keeping with heights permitted on adjacent lands.



#### Maximum Density of 211 Units Per Hectare

A maximum density of 150 units per hectare is permitted in the Residential R9 (R9-7) Zone Variation and a special provision to permit a maximum density of 211 units per hectare has been requested. Similar densities have been considered and permitted in the R9-7 Zone Variation. In addition, lands to the west at 30, 100 and 115 Villagewalk Boulevard and 58 Sunningdale Road West permit densities ranging from 100 to 300 units per hectare. The requested density for the subject lands will help to establish this transition in uses and intensity of development, and locates density close to amenities and commercial areas. The recommended zoning and density are considered appropriate for the lands and in keeping with densities permitted on adjacent lands.

#### **4.5 Specific Policy Area Requirements and Bonus Zone Provisions**

Both the Specific Policy Area and Bonus Zone included criteria that must be met to achieve the increased height and density they permit. Under specific policy 1069, the increased and height and density were subject to the integration of a three-storey townhouse form into the base of the building adjacent to Sunningdale Road East and the proposed form of development shall address the City Design chapter and the Our Tools part of The London Plan. The site was bonused for: enhanced urban design features; underground parking and related open space; and, the planting of nine mature trees (minimum diameter at breast height (dbh) of 11cm) as part of the landscaping plan between the south building face and Sunningdale Road East.

The Applicant has requested to remove the requirement to integrate a three-storey townhouse form into the base of the building. The intent of this requirement is locate the maximum intensity of development away from the single-detached dwellings within the residential neighbourhood south of Sunningdale Road in order to mitigate potential impacts on shadowing and privacy, as well as provide a transition in intensity of development. The proposal maintains the three-storey built form along Sunningdale Road East, but in the form of apartment units rather than townhouse units. Unit entrances and pathway connections to the sidewalk are proposed to replicate a townhouse-built form and improve connectivity throughout the site. Staff are satisfied that the proposal still meets the intent of the requirement and the difference in appearance of the built form will be minimal. Staff support the amendment that removes the requirement for three-storey townhomes in favour of a three-storey apartment building form.

To ensure the requirements for enhanced urban design features, underground parking, additional open space and the planting of nine mature trees along Sunningdale Road East are still met, they have been included as items for the Site Plan Approval Authority to consider through the Site Plan review process.

#### **4.6 Public Comments**

##### **Removal of Townhouse Requirements**

As noted above, the Applicant has requested to remove the requirement for townhouses to be integrated into the base of the building adjacent to Sunningdale Road East. Staff are satisfied that the proposal still meets the intent of the requirement and the difference in the appearance of the built form will be minimal.

##### **Privacy and Shadowing**

As discussed above, the proposal maintains the three-storey built form component along Sunningdale Road East to locate the greatest density away from the single detached dwellings within the residential neighbourhood south of Sunningdale Road East and will help to mitigate potential impacts on shadowing and privacy.

##### **Building Design**

Staff have reviewed the proposed development and provided comments to ensure the development incorporates good urban design principles. Although some building design features may be considered in Zoning Amendments, site layout and parking orientation will be dealt with through a Site Plan Approval Application at a later date.

## Conclusion

The Applicant has requested an amendment to The London Plan to amend specific policy 1069 in the Neighbourhoods Place Type to: remove the Bonus Zone Provisions; increase the permitted residential density from 123 units per hectare to 211 units per hectare, to allow for a total of 158 residential dwelling units; and, to remove the required three (3) storey townhouses along the base of the building. The Applicant has also requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Holding Residential R6/Residential R8 Bonus (h\*h-5\*h-11\*h-183\*R6-5/R8-4\*B-30) Zone, to a Residential R9 Special Provision (R9-7(\_)) Zone.

Staff are recommending approval of the requested Official Plan Amendment and Zoning By-law Amendment with special provisions and a holding provision. The recommended action is consistent with the PPS 2024, conforms to The London Plan and will permit development that is appropriate and compatible within the existing and planned context.

**Prepared by:** Alison Curtis, MCIP, RPP  
Planner, Planning and Development

**Reviewed by:** Catherine Maton, MCIP, RPP  
Manager, Planning Implementation

**Recommended by:** Heather McNeely, MCIP, RPP  
Director, Planning and Development

**Submitted by:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Planning and Economic  
Development

CC: Britt O'Hagan, Manager, Current Development  
Mike Corby, Manager, Site Plans  
Brent Lambert, Manager, Development Engineering

HM/MC/AC/ac

Y:\Shared\DEVELOPMENT SERVICES\11 - Current Planning\DEVELOPMENT  
APPS\2024 Applications 9691 to\Applications\Richmond Street 2118 (AC) OZ-9770

## Appendix A – Official Plan Amendment

Bill No. (number to be inserted by  
Clerk's Office)  
2024

By-law No. C.P.-XXXX-

A by-law to amend the Official Plan, *The  
London Plan* for the City of London, 2016  
relating to 2118 Richmond Street

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan, *The London Plan* for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on November 5, 2024

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – November 5, 2024  
Second Reading – November 5, 2024  
Third Reading – November 5, 2024

**AMENDMENT NO.  
to the  
OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to amend the Specific Policy 1069 for the Neighbourhoods Place Type to permit an 11 storey apartment building containing 158 units (211 units per hectare) and to remove references to Bonus Zone Provisions and the requirement to integrate three storey townhouses into the base of the building adjacent to Sunningdale Road East.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located at 2118 Richmond Street in the City of London.

**C. BASIS OF THE AMENDMENT**

The site-specific amendment to the existing specific policy would allow for an 11 storey apartment building comprised of a three (3) storey base and an eight (8) storey tower with a total of 158 units (211 units per hectare). The requested Official Plan Amendment is consistent with the PPS 2024, conforms to The London Plan and will permit development that is appropriate and compatible within the existing and planned context.

**D. THE AMENDMENT**

*The London Plan* for the City of London is hereby amended as follows:

Specific Policies for the Neighbourhoods Place Type of Official Plan, The London Plan, for the City of London is amended by deleting and replacing policy 1069 with the following text:

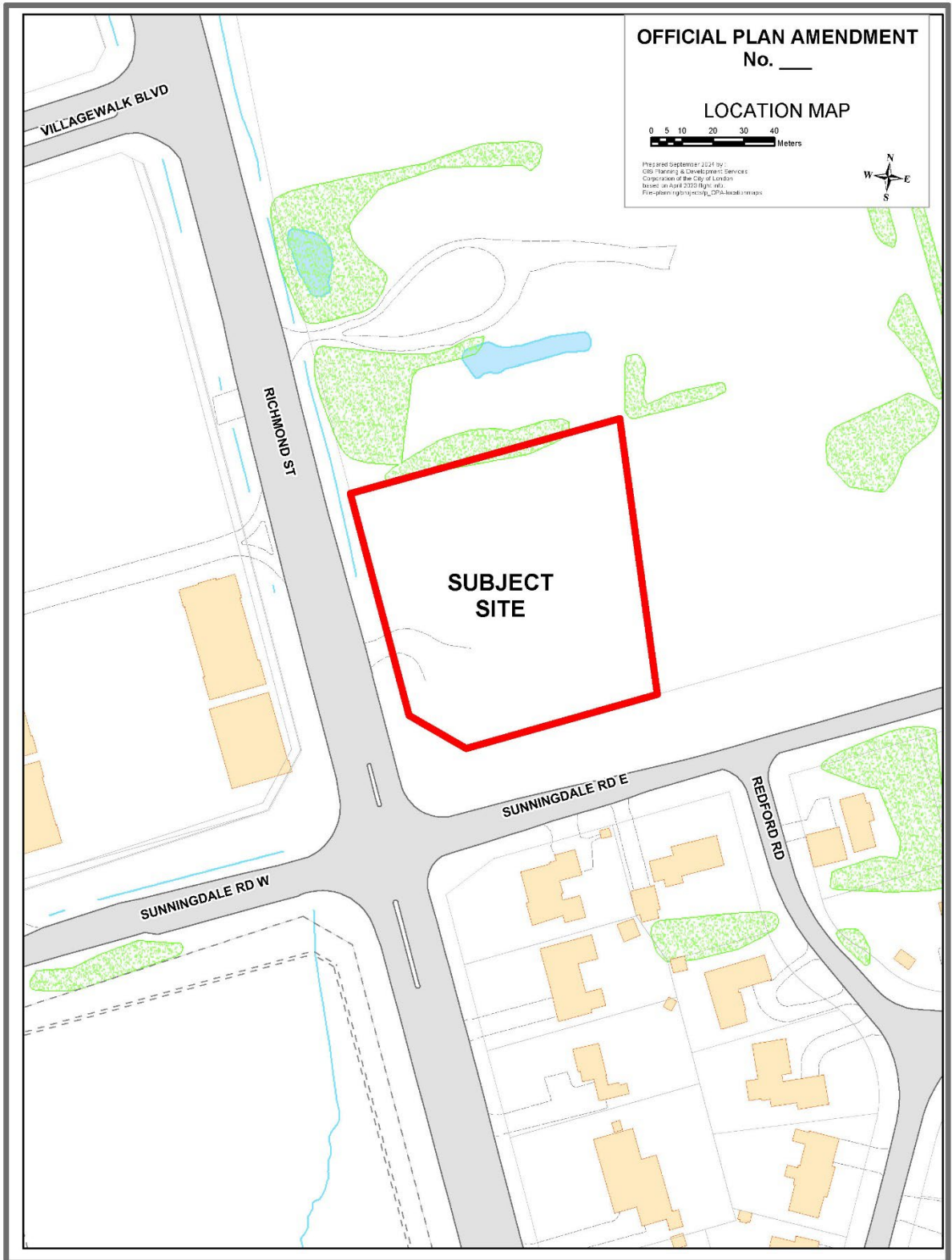
1069\_ 2118 Richmond Street

For the property located at 2118 Richmond Street, a maximum height of eleven storeys, including a rooftop amenity level, and a maximum density of up to 211 units per hectare, subject to the following:

1. The permitted form of development shall be an apartment building with three-storey base adjacent to Sunningdale Road East. The apartment building component of the structure shall be restricted to the north portion of the property, thereby locating the maximum intensity away from the single detached dwellings within the residential neighbourhood south of Sunningdale Road East.
2. The proposed form of development shall address the City Design chapter and the Our Tools part of this Plan with respect to, at a minimum, enhanced urban design, the provision of underground parking, and encouraging aesthetically attractive residential developments through the enhanced provision of landscaped open space.



**“Schedule 1”**



## Appendix B – Zoning Bylaw Amendment

Bill No.(number to be inserted by Clerk's Office)  
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2118 Richmond Street

WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Section Number 4.3 is amended to delete the Bonus (B-30) Zone in its entirety;
2. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2118 Richmond Street as shown on the attached map comprising part of Key Map No. A102, **FROM** a Holding Residential R6 and R8 Bonus (h-h-5-h-11-h-183-R6-5/R8-4-B-30) Zone **TO** a Holding Residential R9 Special Provision (h-183-R9-7(\_)-H40) Zone;
3. Section Number 13.4 of the Residential R9 (R9-7) Zone is amended by adding the following Special Provisions:

R9-7(\_) 2118 Richmond Street

a. Regulations

- i) Exterior Side Yard Depth (Minimum) – 9 metres
  - ii) Interior Side Yard Depth (Minimum) – 12 metres
  - iii) Rear Yard Depth (Minimum) – 13 Metres
  - iv) Landscaped Open Space (Minimum) – 48.4%
  - v) Lot Coverage (Maximum) – 28%
  - vi) Height (Maximum) – 40 metres
  - vii) Density (Maximum) – 211 units per hectare
  - viii) Building Setback from Sunningdale Road East Above the Third Floor (Minimum) – 21 metres
  - ix) Building Setback from Sunningdale Road East Above the Eighth Floor (Minimum) – 29 metres
4. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P13, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on November 5, 2024 subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

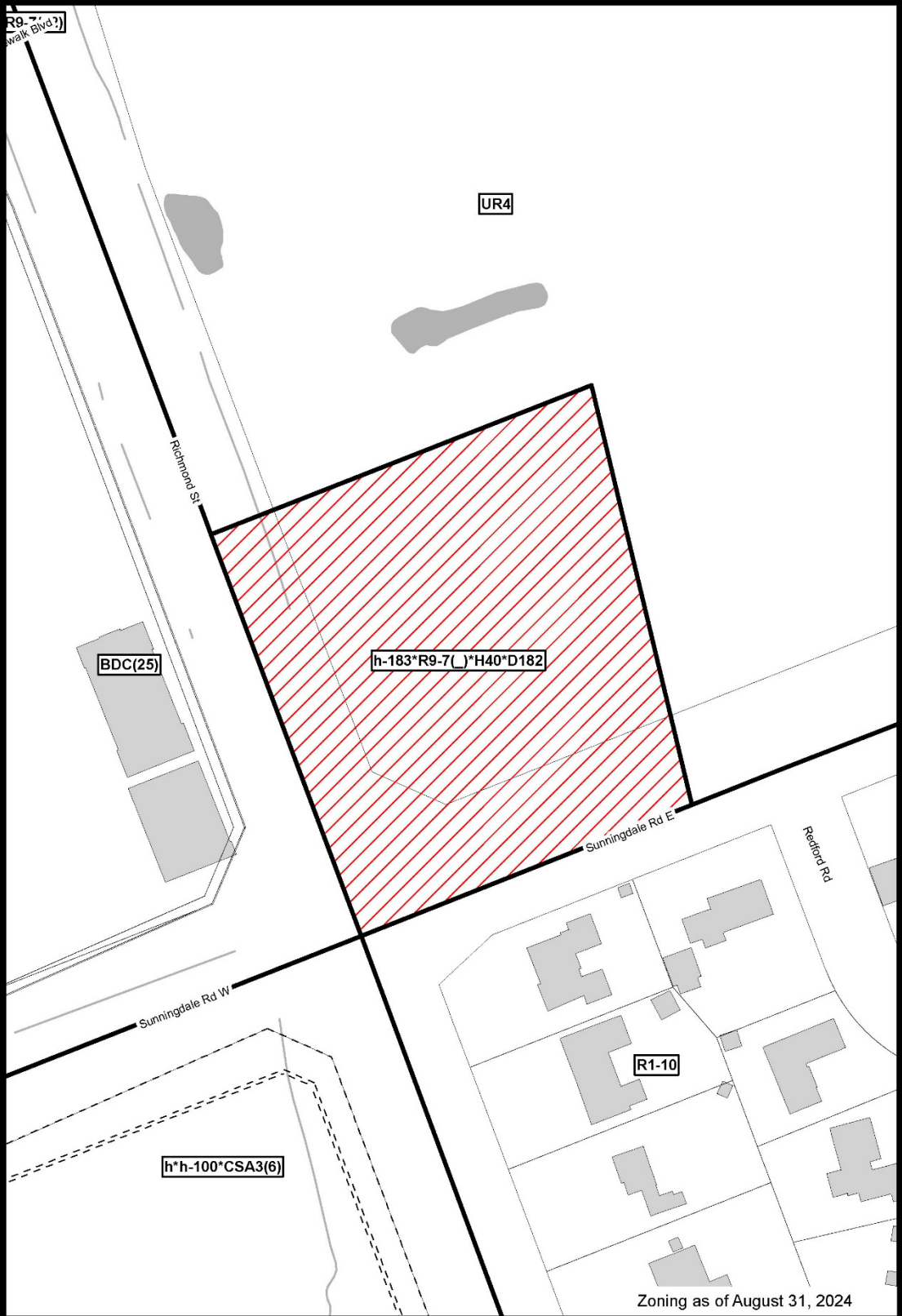
Josh Morgan


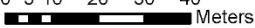

Mayor

Michael Schulthess  
City Clerk

First Reading – November 5, 2024  
Second Reading – November 5, 2024  
Third Reading – November 5, 2024

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



<p>File Number: OZ-9770 Planner: AC Date Prepared: 2024/09/27 Technician: RC By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,250</p> <p>0 5 10 20 30 40 Meters </p> <p></p>
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## Appendix C - Site and Development Summary

### A. Site Information and Context

#### Site Statistics

Current Land Use	Vacant
Frontage	62 metres (203.4 feet)
Depth	90 metres (295 feet)-
Area	0.75 hectares (1.85 acres)
Shape	Irregular
Within Built Area Boundary	No
Within Primary Transit Area	No

#### Surrounding Land Uses

North	Vacant agricultural lands planned for future residential development
East	Vacant agricultural lands planned for future residential development
South	Low Density Residential
West	Commercial and Medium Density Residential

#### Proximity to Nearest Amenities

Major Intersection	Richmond Street and Sunningdale Road East, 24 metres
Dedicated cycling infrastructure	Future Cycling Infrastructure on Richmond Street and Sunningdale Road East, 24 metres
London Transit stop	Sunningdale Road East, 80 metres
Public open space	Villagewalk Commons, 356 metres
Commercial area/use	Upper Richmond Village, 45 metres
Food store	Loblaws, 1262 metres
Primary school	Masonville Public School, 1465 metres
Community/recreation amenity	Masonville Library, 1857 metres

### B. Planning Information and Request

#### Current Planning Information

Current Place Type	Neighbourhoods Place Type on an Urban Thoroughfare (Richmond Street) and a Civic Boulevard (Sunningdale Road East)
Current Special Policies	Special Policy Area 16 (Policy 1069 of <i>The London Plan</i> )
Current Zoning	Holding Residential R6/Residential R8 Bonus (h*h-5*h-11*h-183*R6-5/R8-4*B-30) Zone

#### Requested Designation and Zone

Requested Place Type	N/A
Requested Special Policies	Amended Special Policy Area 16 (Policy 1069 of <i>The London Plan</i> )
Requested Zoning	Holding Residential R9 (h-183*R9-7( ) Zone

#### Requested Special Provisions

Regulation (R9-7)	Required	Proposed
Exterior Site Yard Depth (Minimum)	12 Metres	9 Metres
Interior side Yard Depth (Minimum)	16 Metres	12 Metres
Rear Yard Depth (Minimum)	16 Metres	13 Metres
Landscaped Open Space (Minimum)	30 %	48.4 %

Regulation (R9-7)	Required	Proposed
Lot Coverage (Maximum)	40 %	28 %
Height (Maximum)	n/a	40 Metres
Density (Maximum)	150 units per hectare	211 units per hectare
Building setback from Sunningdale Road East – Above the Third Floor (Minimum)	n/a	21 Metres
Building setback from Sunningdale Road East – Above the Eighth Floor (Minimum)	n/a	29 Metres

## C. Development Proposal Summary

### Development Overview

The requested Official Plan and Zoning By-law Amendments would facilitate the development of an eleven (11) storey apartment building, in a “L” shaped configuration, comprised of a three (3) storey base and an eight (8) storey tower with stepbacks incorporated above the third and eighth storeys. A total of 158 units are proposed, an increase for 51 units from the previously approved development.

The proposal includes outdoor common amenity space on the east side of the site, as well as two internal amenity areas. An amenity room and lounge are included on the ground floor, and rooftop indoor and outdoor community amenity areas are proposed for the eleventh floor. Access is proposed to be provided from a right-in/right-out driveway on Richmond Street, located at the rear of the building. The majority of parking will be provided in two levels of underground parking and surface parking is provided towards to rear of the site for visitor and barrier free parking spaces. Walkways are proposed through the site to building and unit entrances to the public sidewalk and enhanced landscaping is proposed to provide wayfinding and an aesthetic promenade.

### Proposal Statistics

Land use	Residential
Form	Apartment Building
Height	11 Storeys (40 metres)
Residential units	158 (increase of 51 units)
Density	211 Units per hectare
Building coverage	25.7%
Landscape open space	58.7%
New use being added to the local community	No

### Mobility

Parking spaces	152 underground, 18 surface
Vehicle parking ratio	1.44 Spaces per unit
New electric vehicles charging stations	Unknown
Secured bike parking spaces	168
Secured bike parking ratio	1 Spaces per unit
Completes gaps in the public sidewalk	Yes
Connection from the site to a public sidewalk	No
Connection from the site to a multi-use path	NA

## Environmental Impact

Tree removals	Approximately 8
Tree plantings	24 recommended; to be determined through SPA
Tree Protection Area	No
Loss of natural heritage features	N/A
Species at Risk Habitat loss	N/A
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	N/A
Green building features	Unknown

# Appendix D – Additional Plans and Drawings



**WEST ELEVATION (RICHMOND ST)**  
SCALE: 1/4"=1'-0"



**SOUTH ELEVATION (SUNNINGDALE RD)**  
SCALE: 1/4"=1'-0"

## Appendix E – Internal and Agency Comments

### Internal Department Comments

#### **Parks Planning and Design**

Parks Planning and Design staff have reviewed the submitted notice of application and offer the following comments:

**1. Major Issues**

- None.

**2. Matters for OPA/ZBA**

- None.

**3. Matters for Site Plan**

- Parkland dedication has not been taken for this site. It is to be noted that the applicant, as a condition of site plan approval, will be required to provide parkland dedication in the form of cash-in-lieu pursuant to By-law CP-25.

#### **Urban Design**

##### Major Issues:

- Urban Design is generally supportive of the proposed 11-storey apartment building and acknowledges the applicant for proposing an ‘L’ shaped building located close to both public streets, for locating the majority of the parking underground, and for including step-backs in the building design along Sunningdale Road E to transition to the lower intensity uses to the south.

##### Matters for OPA/ZBA:

- Urban Design recommends the following Special Provisions be incorporated into the proposed R9-7( ) Zone, in addition to the Special Provisions already proposed by the applicant:
  - Minimum setback of 33.0m above the 10<sup>th</sup> storey from the southerly property line (as currently proposed).
  - Minimum step-back of 3.0m above the 3<sup>rd</sup> storey along Richmond Street.
  - The principal building entrance shall be located at Richmond Street, or at the corner of Richmond Street and Sunningdale Road E.
  - Urban Design is supportive of the other Special Provisions proposed by the applicant.

##### Matters to be Addressed at Site Plan:

- The applicant is acknowledged for providing the following site and building design features:
  - Individual unit entrances for ground floor units with direct walkway access to the public sidewalk.
  - Weather protection (canopy), signage and changes in massing/materials to identify the building entrance facing toward Richmond Street.
  - Terraced landscaping to soften the appearance of the retaining wall along Richmond Street.
  - Changes in materials, massing and articulation of the building façade facing toward the public streets.
- Design the individual unit entrances on the ground floor along Richmond Street and Sunningdale Road E to function and appear as principal entrances [TLP Policy 291]:



- Include lockable front-door style accesses, as opposed to sliding patio doors.
- Provide weather protection, such as a porch or canopy above these entrances.
- Consider designing the terraced retaining wall along Richmond Street to match the style of the retaining wall along the Fanshawe Park Road W frontage at 545 & 549 Fanshawe Park Road W, to soften its appearance (materials, landscaping, etc.) [TLP Policy 285].
- Include a walkway for the individual unit entrances located north of the building entrance along Richmond Street to provide direct access to the public sidewalk [TLP Policy 255, 268].
- Consider integrating the parking ramp entrance into the ground floor level of the proposed built form to provide additional communal amenity space for the anticipated number of residents [TLP 275, 295].
- To promote pedestrian connectivity and safety, delineate pedestrian pathways through the parking (e.g., painted lines, inset concrete) [TLP Policy 255].
- Ensure that the development is “future ready”. Once parking requirements have been achieved, consider including charging stations for ebikes and electric vehicles [TLP Policy 729].
- Consider making the roof strong enough to hold solar panels and/or green roof infrastructure [TLP Policy 666, 475(7)].
- To promote passive surveillance and CPTED principles, provide adequate lighting throughout the site to mitigate safety concerns

## **Ecology**

OZ-9770 OPA/ZBA Notice of Application – 2118 Richmond Street  
ZBA to allow an 11 Storey residential apartment building

This e-mail is to confirm that there are currently no ecological planning issues related to this property and/or associated study requirements.

### Major Issues Identified

- None

### Matters for OPA/ZBA

- None

### Matters for Site Plan

- None

### Ecology – Complete Application Requirements

- None

### Notes

- Avoid tree removal within the active bat roosting period (April 30 – September 1) to reduce potential interactions with Endangered bat species, to avoid contravention of the Endangered Species Act.
- Avoid vegetation removal within the active breeding bird period (April 1 – August 30) to avoid disturbing nesting birds and contravening the Migratory Bird Convention Act.

## **Landscape Architecture**

1. Major Issues
  - No potential grounds for refusal, or issues that could require significant changes to the proposal.
2. Matters for OPA/ZBA
  - No matters that will influence the OP/ZBL mapping, designation/zone, regulations, special provisions, holding provisions, etc.
3. Matters for Site Plan

- Replacement trees to be recommendation to Site Plan Review based on total dbh removed. 246 cm dbh is proposed for removal, in accordance with LP Policy 399, 24 replacement trees are required. However, the city is in the process of developing a bylaw to implement Policy 399, so the follow ratio will be applied: 1 replacement tree for a trunk diameter of 50.99 cm, 2 replacement trees for a trunk diameter between 51cm and 60cm, and 1 additional replacement tree for every 10cm of trunk diameter thereafter to a maximum of 11 replacement trees. To this end 2 replacement trees would be required. Tree planting required as part of the planning and development approvals process may be counted as replacement trees as required by these policies.

### **Heritage and Archaeology Comments**

OZ-9770 – 2118 Richmond Street

*OPA and ZBA to allow 11 storey residential apartment*

There are no cultural heritage or archaeological concerns with this application.

### **Engineering Comments**

**Engineering has no concerns to rezoning as the engineering related matters are being reviewed as part of the site plan application 2019 and recommended the Holding provisions to site will remain until engineering matters are addressed.**

The following major issues still needs to be addressed by the applicant at the site plan application stage.

- Please note: This site has a h-183 zoning provision; Hydrogeological Study shall be prepared by a qualified professional and submitted to the City to evaluate the potential impact of the proposed development to area private wells and provide recommendations for monitoring post construction impacts and possible mitigation measures to the satisfaction of the City Engineer.
- There is currently no municipal sanitary sewer fronting the subject lands. The intended outlet for the site is ultimately tributary to the 450mm diameter on Villagewalk Blvd. The extension is to be at the cost of the developer and consistent in tributary area and populations from accepted area plans. The proposed populations are approximately 3 times over the allocated amount.
- Dimension the required Richmond St widening which is a 5.712 meter widening to achieve the required 24.0m from centerline.
- 6.0mx6.0m daylight triangle required at the intersection corner.

### **Matters for Site Plan**

#### **Sewer**

- There is currently no municipal sanitary sewer fronting the subject lands. The intended outlet for the site is a future sanitary extension at no cost to the City ultimately tributary to the 450mm diameter sewer on Villagewalk Blvd adequately sized and sloped to take in all tributary lands as per accepted area plans and design sheets. The subject lands are allocated approximately 120ppl/ha equivalent to approximately 75ppl for the proposed block. The proposed population is approximately 3.5 times over the allocated accepted population.
- The applicant's engineer is to provide the maximum population and peak flow, and demonstrate all tributary external lands consistent with accepted area plans to the future extension on Richmond Street at no Cost to the City that are ultimately tributary to the 450mm diameter on Villagewalk Blvd.
- Holding Provisions are required until servicing has been demonstrated and extended in standard location in the ROW at no cost to the City for the proposed development and consistent with accepted area plans for tributary areas and populations and to the satisfaction of SED.

#### **Stormwater:**

- the Necessary SWM servicing and drainage requirements/controls to service this site will be implemented as part of a forthcoming SPA and development

agreement. Record of SPC for this development has been provided under SPC23-088.

**Water:**

- Water service is available via the municipal 400mm PVC High Level watermain on Sunningdale Rd or the 300mm PVC high level watermain on Richmond Street.
- A water servicing design brief will be required addressing proposed watermain layout and domestic demands, fire flows and water quality that all meet City Standards.
- Further comments provided at site plan stage.
- All Water servicing to the site shall be to City Standards

**Transportation:**

- No additional widening is required from the Sunningdale frontage.
- The Richmond St frontage is subject to a 5.712 metre widening to achieve the required 24.0m from centreline.
- A Transportation Impact Assessment (TIA) will be required, the TIA will evaluate the impact the development will have on the transportation infrastructure in the area and provide recommendations for any mitigation measures. The TIA will need to be scoped with City staff prior to undertaking and be undertaken in general conformance with the City's TIA guidelines
- 6.0mx6.0m daylight triangle required at the intersection corner.
- Detailed comments regarding access design and location will be made through the site plan process.

**Site Plan**

1. Major Issues

- none

2. Matters for OPA/ZBA

- Confirm the extent of the landscaped open space. Exclude any lands that have already been dedicated as road widening along Sunningdale as it appears city-owned lands are forming part of the calculation. The density bonus provided by the R9-7 may capture the 211uph requested without a special provision, however accurate landscaped open space details are required for this calculation.
- There is an imperial oil gas line along Sunningdale Rd E, provide the dimension of the setback from the centre of the pipeline to the nearest wall of building. The requirement is 20m and it appears to be slightly less than the minimum required by s.4.20 of Z.-1.
- The proposal is for an R9-7 zone, though some of the required regulations referenced are from the B-30 zone (lot area, frontage, landscaped open space etc). Confirm proposed zone request with applicant. Zoning data sheet and zoning data table details do not match.
- Special provisions required for: exterior side yard depth, rear yard depth, site-specific height, \*density, and pipeline setback TBD

3. Matters for Site Plan

- Parking opposite ramp to underground parking should be removed to avoid maneuvering conflict.
- Other commentary to be addressed at the site plan application stage

**External Agency Comments**

**UTRCA**

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006), Section 28 of the *Conservation Authorities Act*, the *Planning Act*, the Provincial Policy Statement (2020), and the Upper Thames River Source Protection Area Assessment Report.

#### CONSERVATION AUTHORITIES ACT

The subject lands *are not* affected by any regulations (Ontario Regulation 41/24) made pursuant to Section 28 of the *Conservation Authorities Act*.

#### RECOMMENDATION

The UTRCA has *no objections* to the application and we have no Section 28 approval requirements.

#### **London Hydro**

Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from London Hydro infrastructure is mandatory. Note: Transformation lead times are minimum 16 weeks. Contact the engineering Dept. to confirm requirements and availability.

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment, Any new or relocation of the existing service will be at the expense of the owner.

## Appendix F – Public Engagement

### Community Engagement

**Public Liaison:** Information regarding the requested Zoning By-law Amendment application and opportunities to provide comments were provided to the public as follows:

- Notice of Public Participation Meeting was sent to property owners within 120 metres of the subject property and on published in the Public Notices and Bidding Opportunities section of The Londoner August 21, 2024.
- Notice of Application was sent to property owners within 120 metres of the subject property on August 21, 2024.
- Information about the Application were posted on the website on August 21, 2024.

### Notice of Application – Londoner August 29, 2024

**2118 Richmond Street** – The purpose and effect of this Official Plan and Zoning By-law Amendment is to permit an eleven (11) storey residential apartment building with a total of 158 residential units, 227 parking spaces, and 168 bicycle parking spaces. Possible amendment to the Official Plan to amend Specific Area Policy 16 (Policy 1069 of The London Plan) to remove references to the Bonus Zone Provisions; increase the permitted residential density from 123 units per hectare to 211 units per hectare, and to remove the required three (3) storey townhouses along the base of the building. Possible change to the Zoning By-law Z.-1 **FROM** a Holding Residential R6 and R8 Bonus (h\*h-5\*h-11\*h-183\*R6-5/R8-4\*B-30) Zone **TO** a Residential R9 Special Provision (R9-7(\_)) Zone. Special Provisions are requested for increased density, increased height, reduced setbacks, minimum landscape open space and maximum lot coverage. The City may also consider additional considerations, such as a different base zone, the use of holding provisions, and/or additional special provisions.

File: OZ-9770 Planner: A. Curtis X. 4497

### **Public Comments**

Dear Ms. Curtis,

Please include the following comments in future considerations regarding 2118 Richmond Street.

I would encourage the planning committee to refuse this revised application, instead encouraging York Developments to return to terms upon which the neighbouring Uplands community initially agreed. The previous proposal from York developments, itself the result of years worth of input from neighbours, had transferred most of the building mass to the northern interior side of the property, leaving only a three-storey section along Sunningdale Road and Richmond Street. This decision prevented the single-family residences along Sunningdale Road and in the interior of the Uplands neighbourhood from having a tower looming so close to the front of their properties. While this new proposal retains the three-storey section along Sunningdale, I decision I applaud, I would like to see the highest point of the tower located farther into the interior of the property, along the north property line; I have included a photo of York's initial proposal below, which demonstrates this more completely.





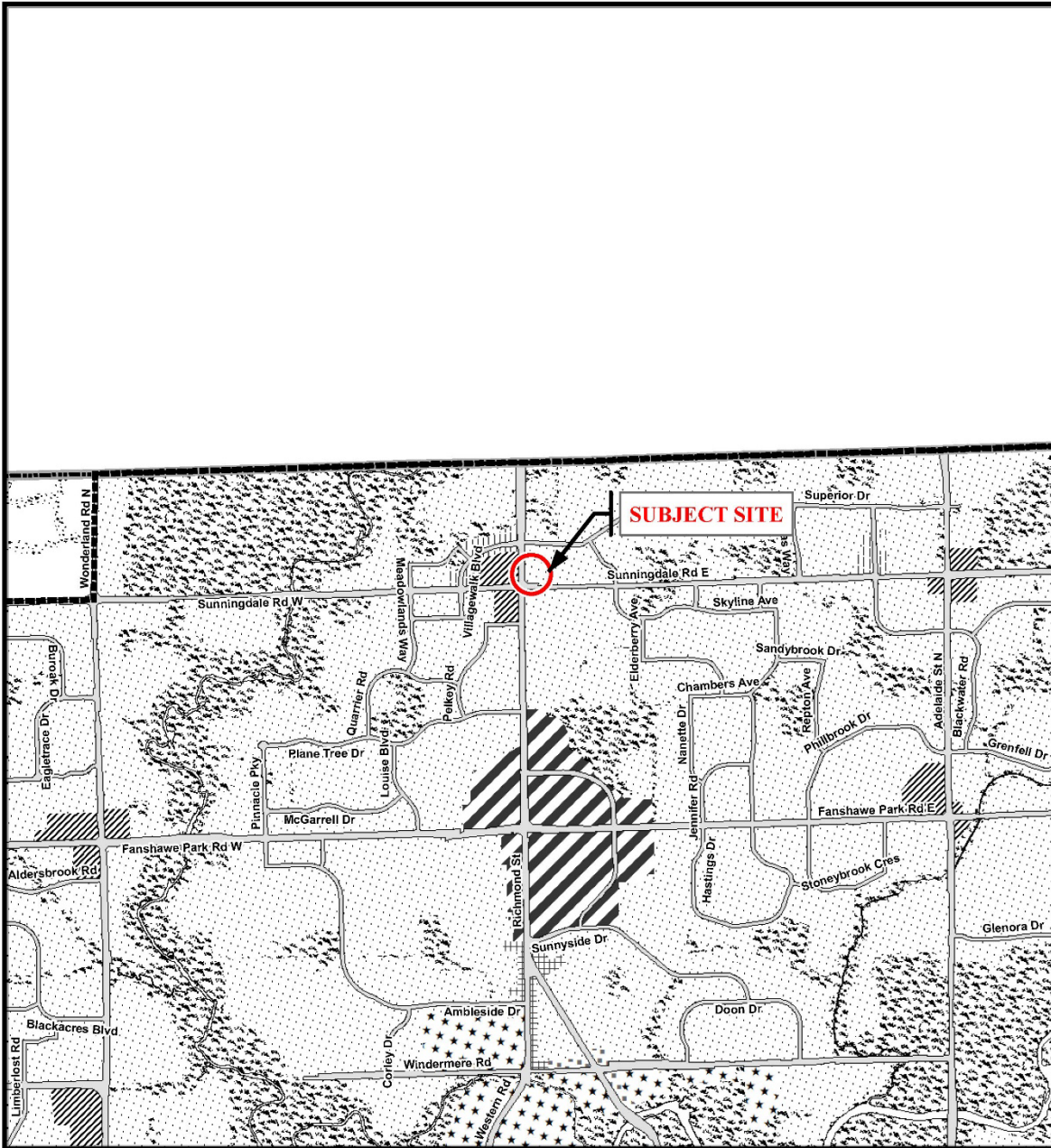
Finally, although I realise the City has little say in the design of the building itself, I would like to see the use of brick in place of the unattractive faux wood trim York Developments has now decided to use. In so many ways, the initial proposal was vastly more aesthetically attractive, and I urge York to return to this plan.

Thank you so much for your consideration,

Arthur

# Appendix G – Planning Information

## The London Plan Excerpt



### Legend

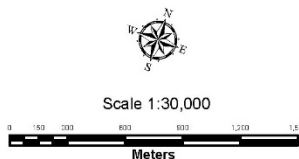
	Downtown		Future Community Growth		Environmental Review
	Transit Village		Heavy Industrial		Farmland
	Shopping Area		Light Industrial		Rural Neighbourhood
	Rapid Transit Corridor		Future Industrial Growth		Waste Management Resource Recovery Area
	Urban Corridor		Commercial Industrial		Urban Growth Boundary
	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

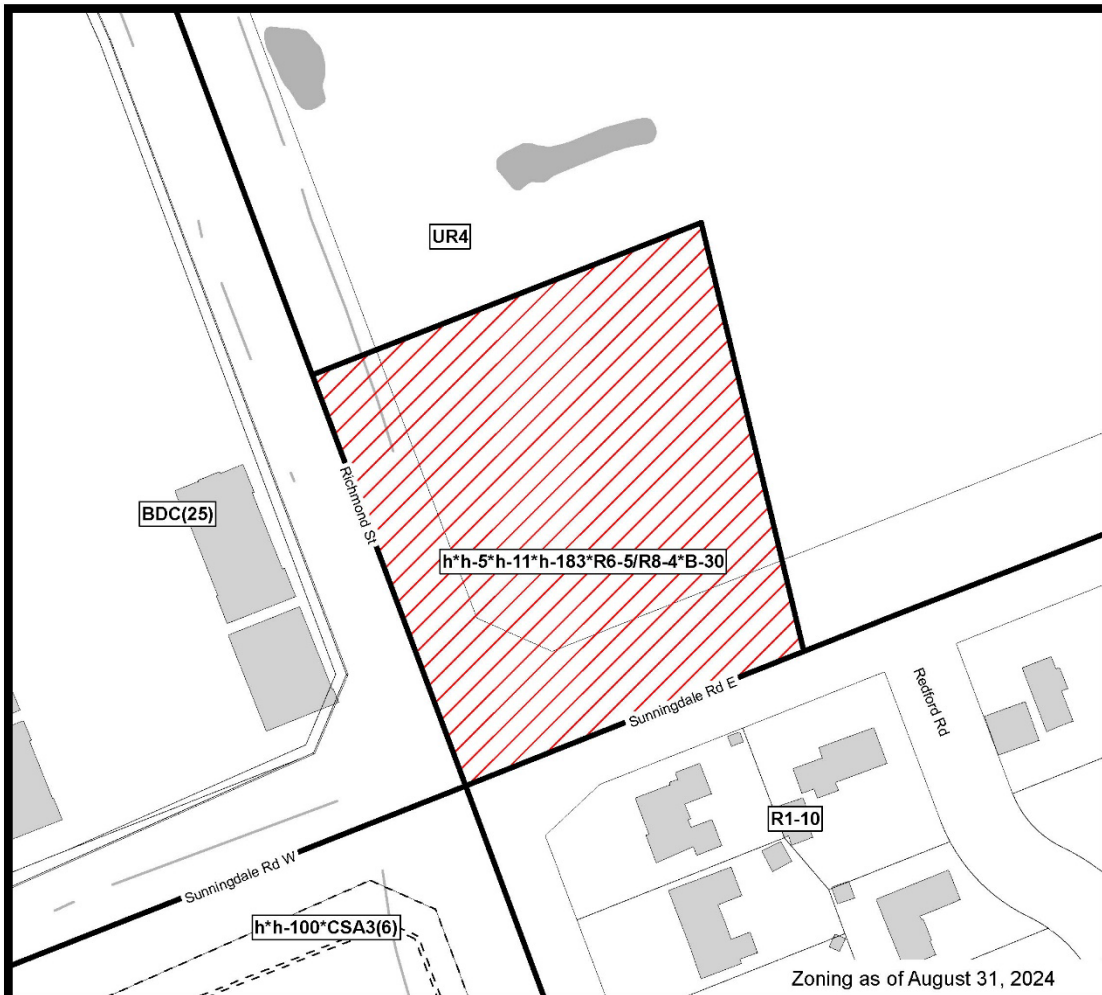
#### LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning & Development



File Number: OZ-9770  
Planner: AC  
Technician: RC  
Date: 2024/09/19

# Zoning By-law Excerpt



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h\*h-5\*h-11\*h-183\*R6-5/R8-4\*B-30**

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:

OZ-9770

AC

MAP PREPARED:

2024/09/19

RC

1:1,500

0 5 10 20 30 40

Meters