



PROJECT **BACKGROUNDER** (VERSION 1.0)

Developer

Farhi Holdings Corp.

Project Site

33400 Richmond Street / Lucan / ON

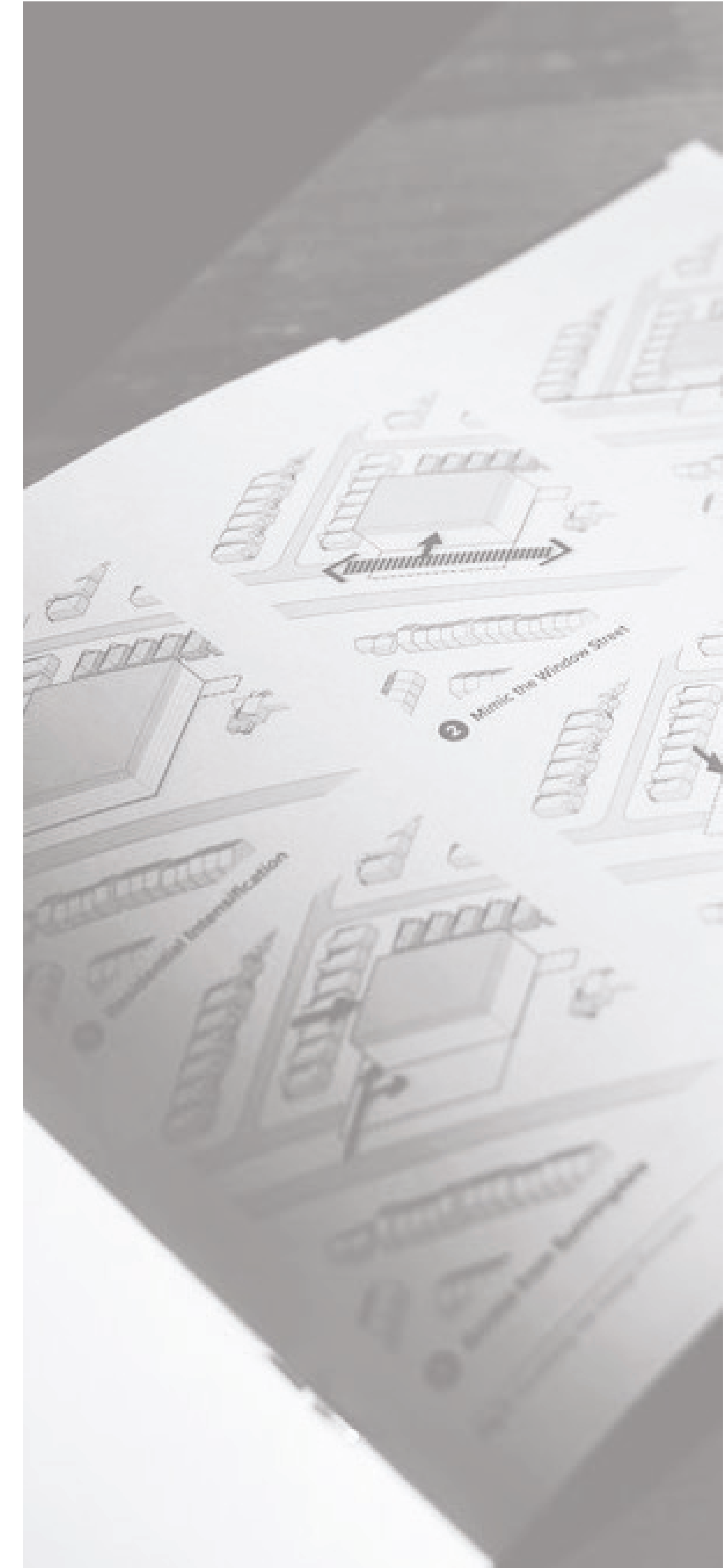
Flip through to learn more about the future vision and planning process for the project site.

PURPOSE

This backgrounder has been created to share information about the planned redevelopment of 33400 Richmond Street in Lucan, ON. The following information boards provide an overview of the process the developer undertakes in conceiving and creating a project, the process the Township will undertake in reviewing this project, and an explanation of the preliminary design principles and parameters that have been established for the site.

THESE INFORMATION BOARDS WILL HELP YOU UNDERSTAND:

1. The planning process for this project
2. The key factors that shape new development in Lucan Biddulph
3. The concept plan/design that has been developed based on those factors
4. Next steps and how your feedback will be considered by the developer



PROJECT SITE

33400 Richmond Street (the project site) is a vacant parcel located on the north side of Richmond Street, approximately 70m (~1-minute walk) east of Sainsbury Line. The site contains a pedestrian walkway out to Spencer Avenue.

SITE AREA

0.46 Ha

DEPTH

Irregular

FRONTAGE

63.98m

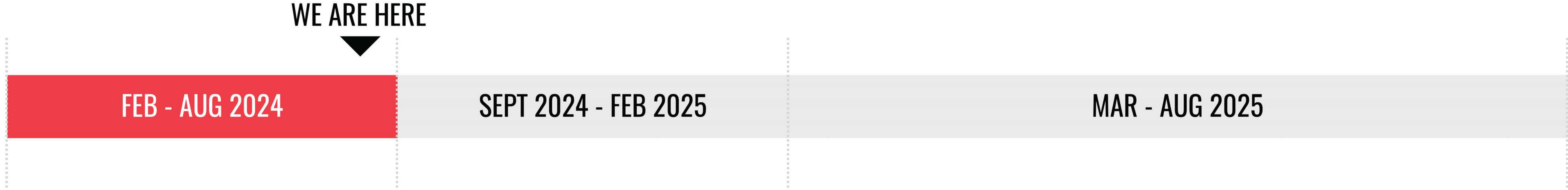
EXISTING USE

Vacant



THE PLANNING PROCESS

Development projects don't happen overnight. Each project undergoes a series of progressive steps from vision to concept to reality. This graphic represents the key stages in the planning process for 33400 Richmond Street and estimated timing for each step.



1. Concept Development

The developer works with planners, designers, engineers and architects to understand the parameters for development of the site and creates a concept plan. In some cases public input is sought to help inform the concept plan development process.

2. Official Plan & Zoning By-law Amendment Application

The developer submits an Official Plan and Zoning By-law Amendment Application to allow for the proposed land use, building height, required setbacks and other key development standards. The Official Plan and Zoning By-law Amendment application process is a public process administered by the Township of Lucan Biddulph. Surrounding residents (within 120 metres of the site) will be notified of the application.

3. Site Plan Control

The Site Plan Control application involves a review of the detailed design of a specific site and/or building. The application requires approval from the Township and the review process will deal with things like architectural design, landscaping, fencing, etc.

4. Building Permit

Building permit services for the Township of Lucan Biddulph are offered by the Building Department at the Municipality of Middlesex Centre. Detailed construction plans are submitted by the developer and reviewed to ensure compliance with the Ontario Building Code prior to issuing a building permit. Once a building permit is approved, the developer is allowed to begin construction.

WHAT INFORMS NEW DEVELOPMENT?

All developers must consider and account for these key factors when planning a new development or redevelopment in Lucan Biddulph. New projects should represent a “balancing” of these key ingredients.

1. Municipal Planning Policy

The Township’s Official Plan provides the overarching framework for growth and development within Lucan Biddulph. All new development in the Township must conform to the vision outlined in the Township’s Official Plan.

2. Context

New development should also consider the unique context of the site and seek to mitigate the impact of new development on adjacent neighbourhood areas.

3. Stakeholder Feedback

What various stakeholders such as Municipal Staff and local residents think and say about an issue should also be factored into the project planning for consideration.

4. Technical Specifications

New development must be designed to meet various municipal and provincial technical specifications for things like the design of servicing connections, how stormwater is managed and the size of driveways, etc.

5. Economic Viability

In addition to the above, the developer needs to create a financially viable project. Otherwise, a project cannot go forward.



THE PLANNING PROCESS

1. Municipal Planning Policy

Not all parts of a neighbourhood are planned equal. The types of uses, building forms and densities that can be developed on a given site varies depending upon the specific Official Plan policies for that site. The key applicable policies for 33400 Richmond Street are highlighted below.

Summary

The project site contains two land use designations, “Highway Commercial” and “Residential”, in the Township of Lucan Biddulph Official Plan. Lands designated “Highway Commercial” are intended to be developed for commercial needs with an automobile-focused form of development. Lands designated “Residential” are intended to provide a variety of dwelling types to meet the increasingly diverse needs and preferences of the community.

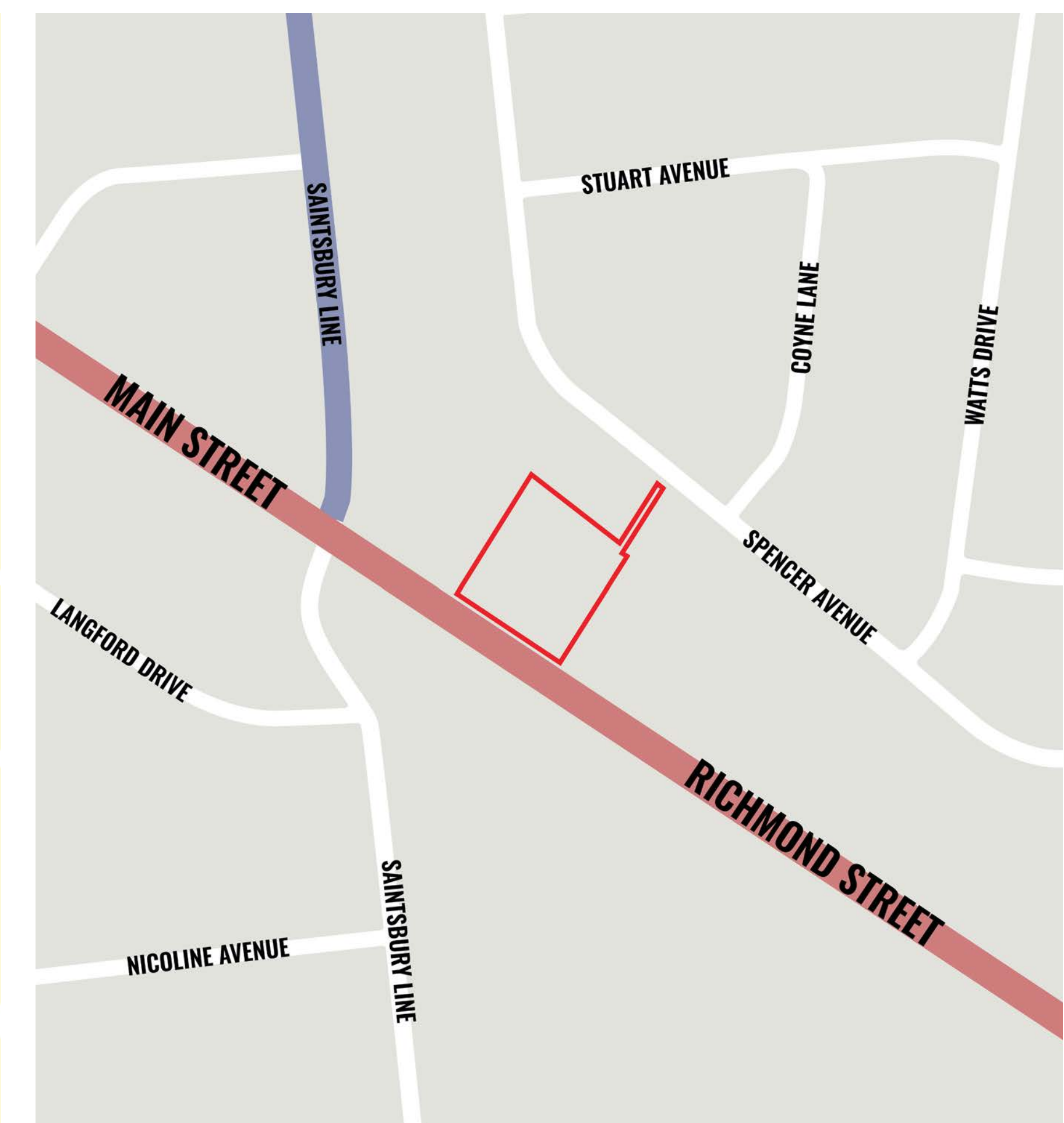
The project site has direct frontage on a Provincial Highway which is intended to carry large volumes of all traffic through the Village.

/ Land Use



- Highway Commercial
- Residential
- Mixed Use Residential
- Parks and Open Space
- Hazard Lands
- Site Boundary

/ Transportation



- Provincial Highway
- County Road
- Local Road
- Site Boundary

WHAT INFORMS NEW DEVELOPMENT HERE?

2. Context

We examine the physical environment of the neighbourhood including such things as lots, buildings, streetscapes, topography, street patterns and natural environment. These are some of the elements that collectively determine the physical character of the neighbourhood. New development should have regard for these elements and be sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood.



WHAT INFORMS NEW DEVELOPMENT HERE?

3. Stakeholder Feedback

Feedback received through our outreach program will be used to deepen our understanding of the local context and, where possible, shape some elements of the design of the project. We acknowledge that change is difficult and that no outcome will satisfy all interested parties completely. As such, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our communications and outreach strategy for this project includes:



Info Postcard

To notify local residents of the planned redevelopment via direct mail and direct them to the project website.



Website

To provide a “home-base” for sharing information and updates about the project and gathering feedback through the online comment form.



Virtual Community Information Session

To provide a live forum to share information directly with residents/ participants and facilitate a Q & A session.



What We Heard Report

To “close the loop” by clearly documenting and sharing all feedback that was shared and our response to it.



WHAT INFORMS NEW DEVELOPMENT HERE?

4. Technical Specifications

To ensure that the development concept is well-considered and meets the Township’s technical standards, the developer is undertaking a range of technical studies listed below. These studies will help to inform the concept design and will be submitted to the City with the Official Plan and Zoning By-law Amendment application. The municipal planners and engineers will review them to ensure sure the documents meet the required scope of work and that the conclusions are in adherence with technical standards.



Environmental Site Assessment

To determine potential or actual contamination on or near the project site.



Archaeological Report

To identify the presence of any archaeological resources on the site and, if necessary, ensure they are conserved through avoidance or removal from the site.



Market Impact Analysis

To determine if the commercial conversion proposed as part of the Official Plan Amendment is feasible and to identify land use conflicts that may arise as a result of the development concept.



Traffic Impact Analysis

To identify the anticipated volume of traffic with the proposed development and its impact on the provincial highway network.



Functional Servicing Report

To examine the capacity of existing water, sanitary sewer and stormwater infrastructure.

WE WILL MAKE THESE REPORTS AVAILABLE TO THE PUBLIC ONCE THEY ARE COMPLETE.

CONCEPT PLAN: **STATISTICS**



CONCEPT PLAN: **BUILDING RENDERING**



View looking northwest from Richmond Street.

Artist's Rendering

CONCEPT PLAN: **BUILDING RENDERING**



Aerial view looking northeast from Richmond Street.

Artist's Rendering

CONCEPT PLAN: **BUILDING RENDERING**



Aerial view looking northwest from 33385 Richmond Street.

Artist's Rendering

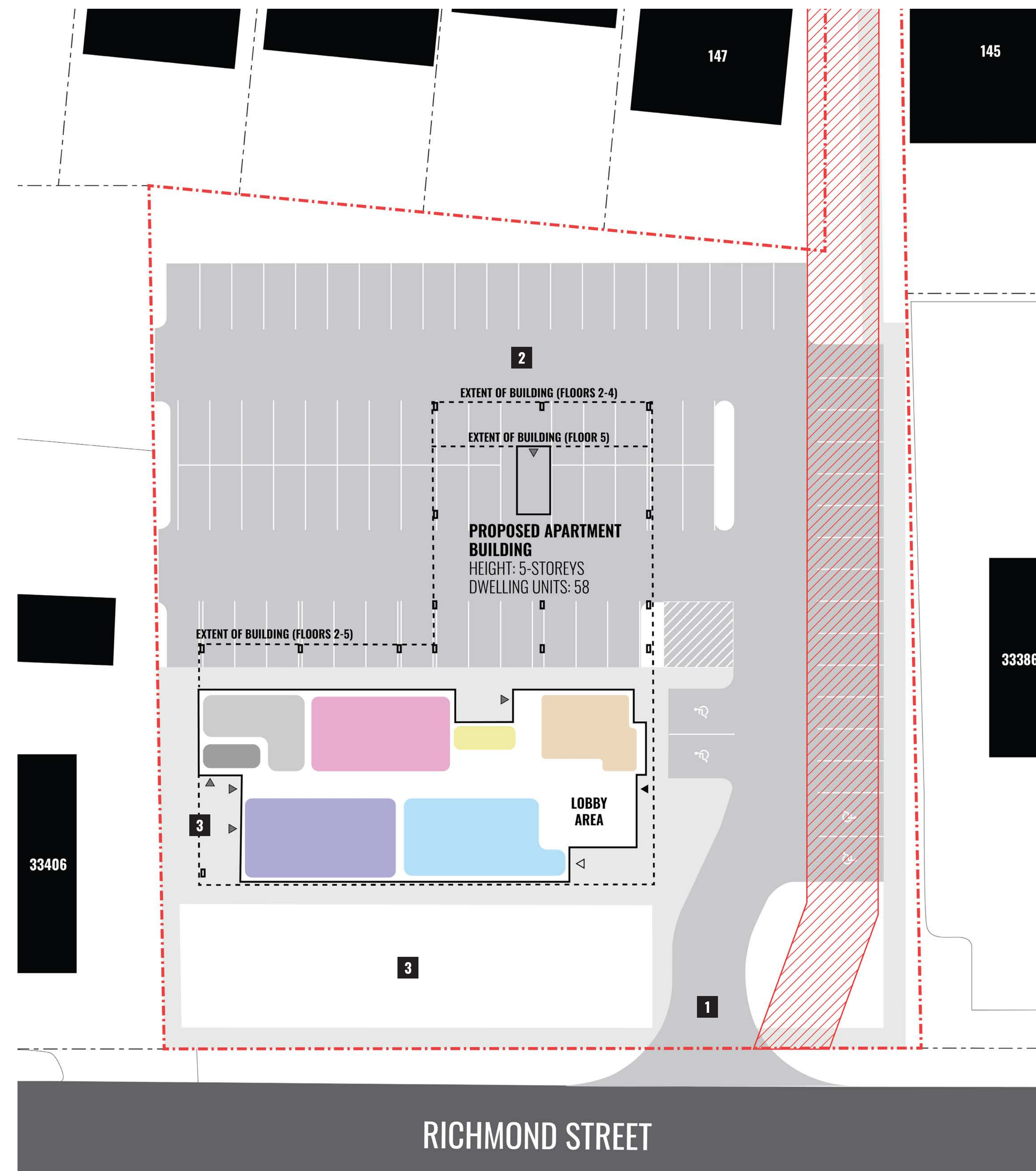
CONCEPT PLAN: **BUILDING RENDERING**



Aerial view looking southeast from northwest corner of the site.

Artist's Rendering

CONCEPT PLAN: SITE LAYOUT

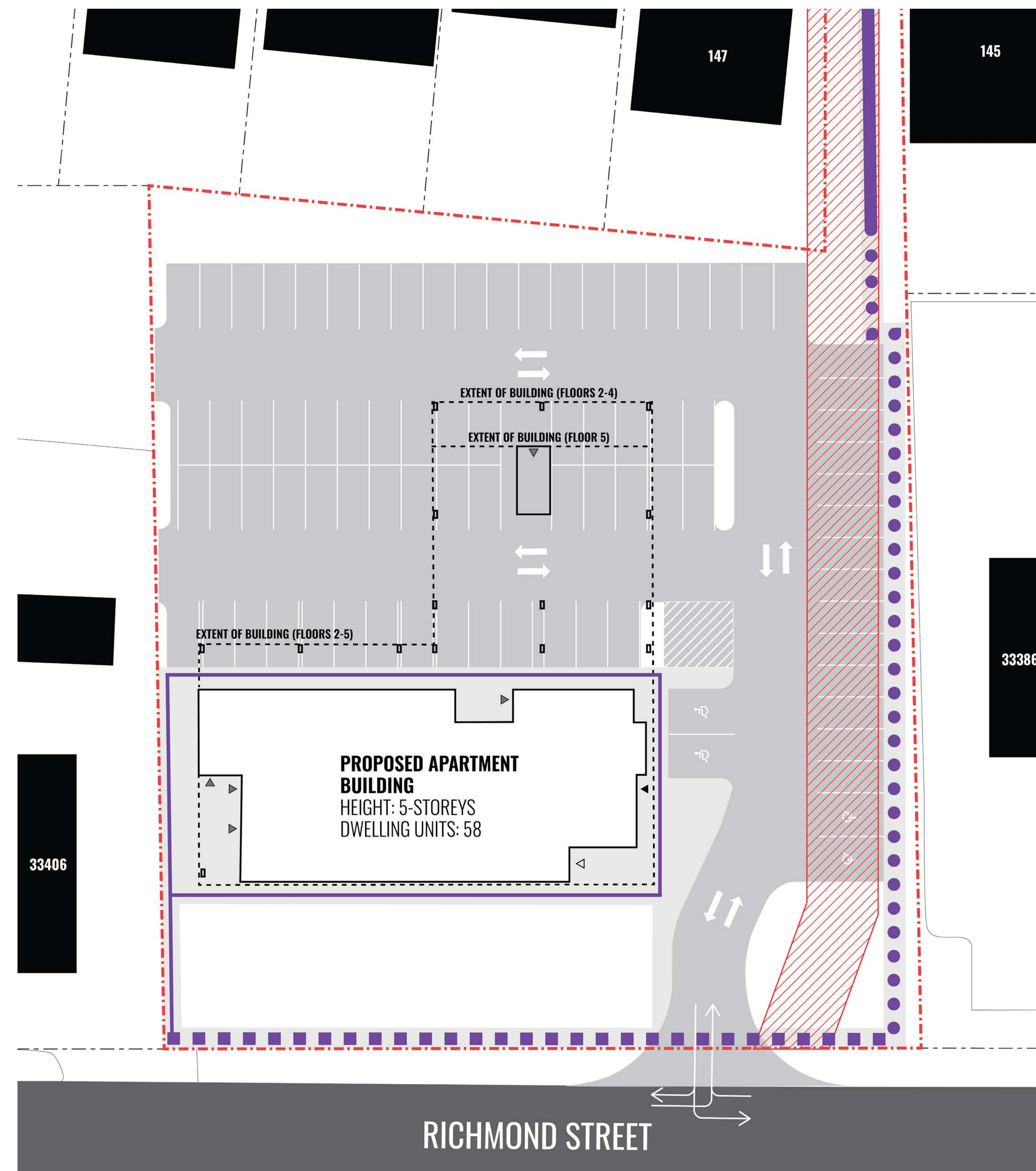


LEGEND

▲	Primary Building Entrance	▨	Servicing Easement
△	Commercial Unit Entrance	■	Commercial Unit
▲	Secondary Building Entrances	■	Indoor Amenity Area
⋯	Site Boundary	■	Fitness Area
▭	New Building Footprint	■	Garbage Room
1	Proposed Site Access	■	Mechanical/ Electrical Room
2	Surface Parking	■	Elevator
3	Common Outdoor Amenity Area	■	Stairs

Note: This simplified site concept plan has been prepared based on the detailed site concept plan by Baird AE. It is meant to aid in illustrating the key attributes of the development concept. For dimensions and full site details, please refer to the preliminary architectural package.

CONCEPT PLAN: CIRCULATION

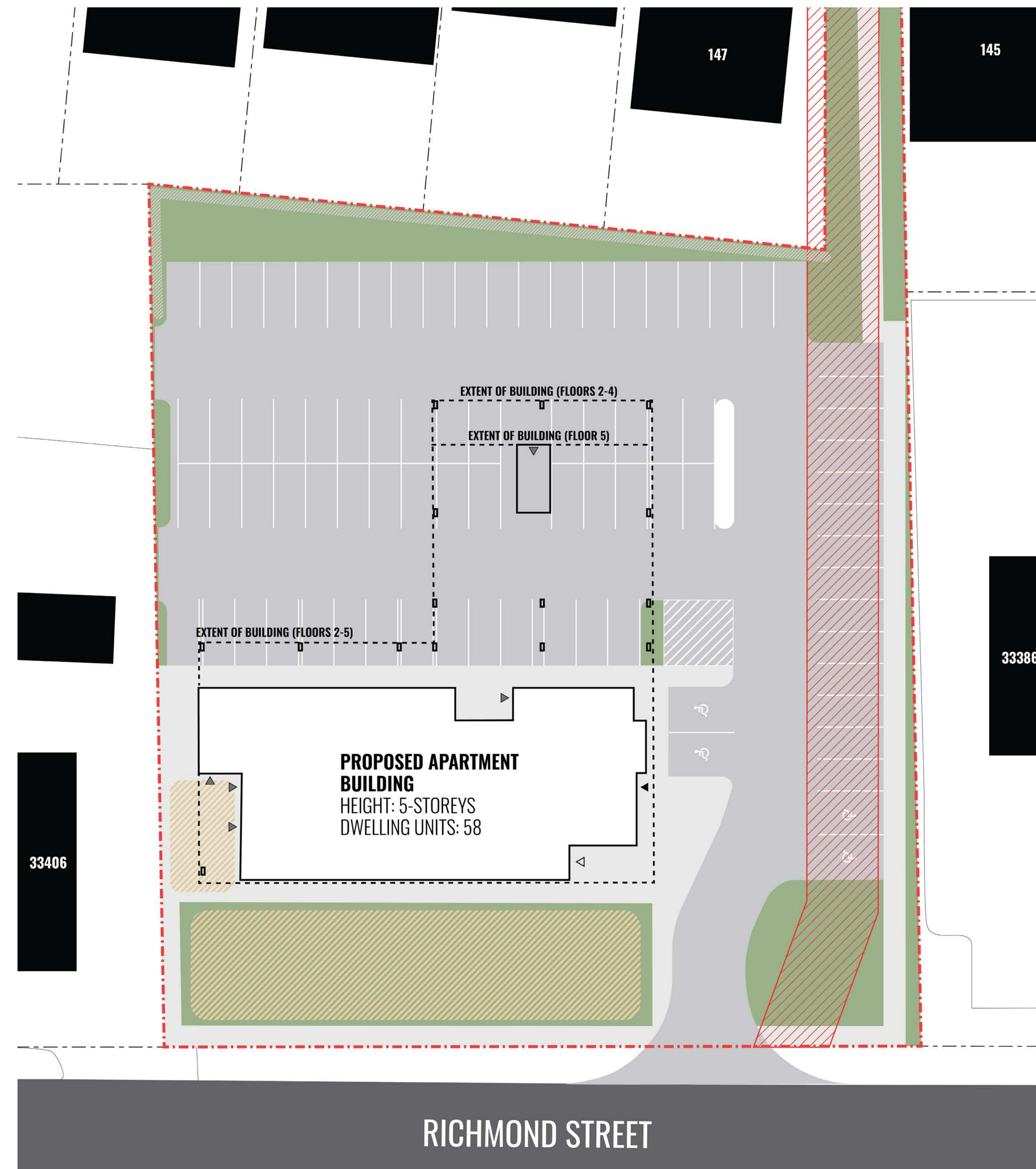


LEGEND

- | | | | |
|---|------------------------------|---|---------------------------------|
| ▲ | Primary Building Entrance | — | Existing Site Connection |
| △ | Commercial Unit Entrance | ● | Proposed Site Connection |
| ▲ | Secondary Building Entrances | ■ | Proposed Sidewalk |
| ⋯ | Site Boundary | → | Pedestrian Circulation |
| ■ | New Building Footprint | → | Vehicular Circulation/Movements |
| ▨ | Servicing Easement | | |

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CONCEPT PLAN: LANDSCAPE



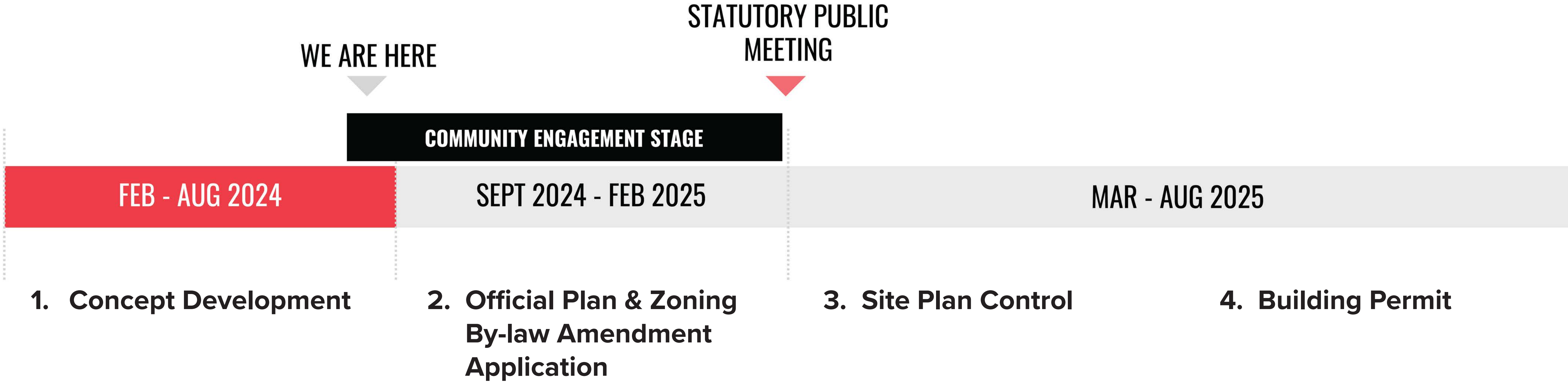
LEGEND

- | | | | |
|---|------------------------------|---|-----------------------------|
| ▲ | Primary Building Entrance | ▨ | Servicing Easement |
| △ | Commercial Unit Entrance | ■ | Landscaped Area |
| ▲ | Secondary Building Entrances | ▨ | Enhanced Landscaping |
| ⋯ | Site Boundary | ▨ | Common Outdoor Amenity Area |
| ⌂ | New Building Footprint | | |

Note: This simplified landscape plan has been prepared based on the detailed site concept plan by Baird AE. It is meant to aid in illustrating the parameters for the future detailed landscape plan which will be prepared by a Licensed Landscape Architect during subsequent stages of the planning process and reviewed through the Site Plan Control application.

NEXT STEPS

This timeline shows a general overview of next steps in the planning and development process and how those steps intersect with future opportunities to engage with the project team and the Township of Lucan Biddulph.



COMMUNITY ENGAGEMENT STAGE:

Applicant-Led

- Info Postcards
- Project Website
- ▶ • Virtual Community Info Session

Township-Led

- Notice of Application
- Commenting Period
- ▶ • Statutory Public Meeting



OUR **COMMITMENT**

1. We will provide you with quality and up-to-date information about the project.
2. We will help you understand how you can participate in the process.
3. We will ask you for your thoughts and opinions.
4. We will share what we have heard and our team's response to it.