



568 Second Street (SE corner at Oxford Street East)



Z-9522/Parkit Enterprises

Planning and Environment Committee – June 19, 2023



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Location



Proposal — 4th Submission

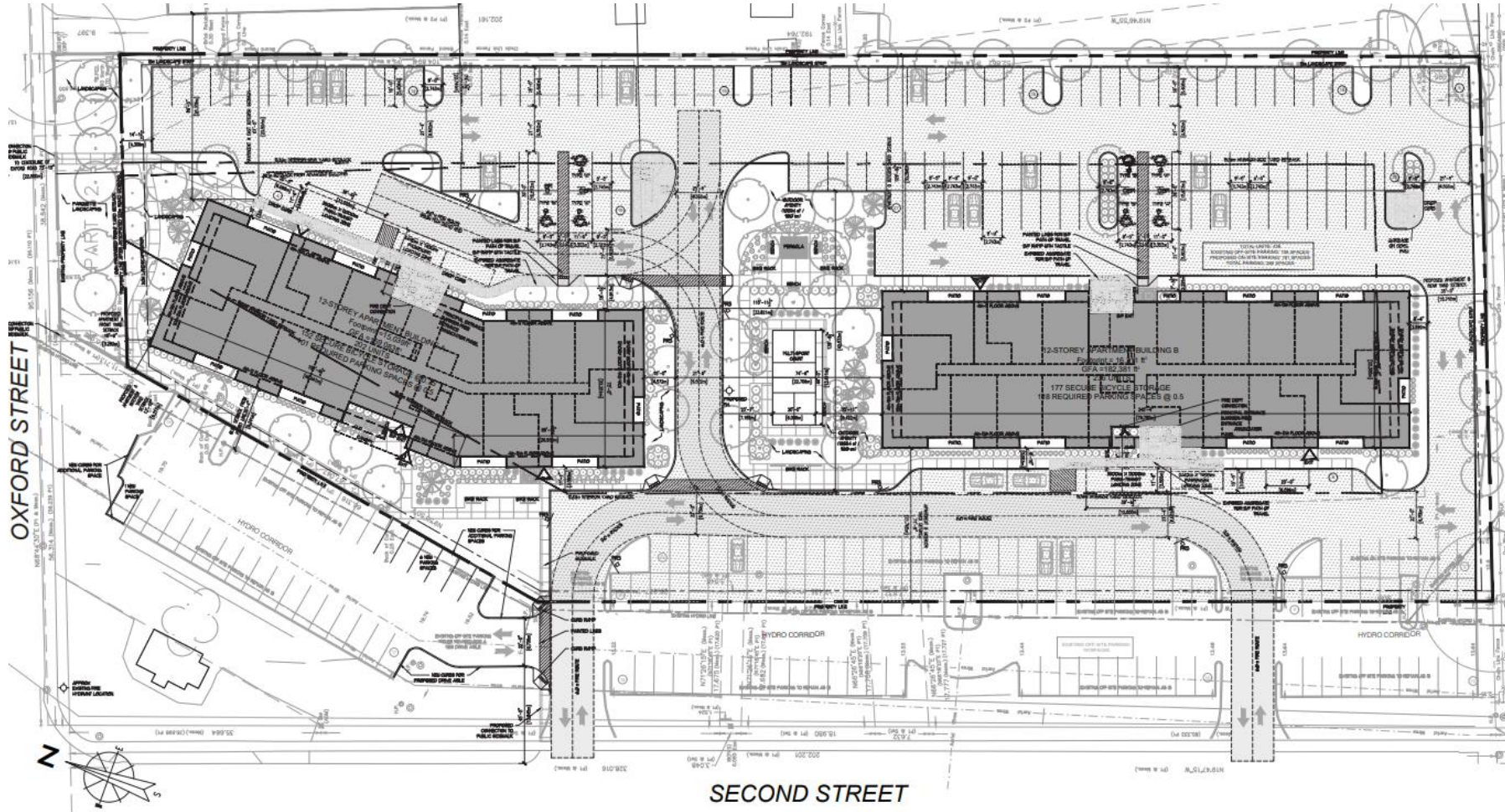
- Two, 12 storey apartment buildings at a density of 314 units per hectare (to be built in two phases)
- 438 apartment units with 219 parking spaces
- Part of existing industrial building to be demolished for first tower and in future, the second tower.





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Site Plan — 4th Submission





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Landscaped Site Plan- 4th Submission





Existing Policies and Requested Changes

- Application accepted June 9, 2022
- The London Plan- Rapid Transit Corridor Place Type – intersection with Neighbourhood Connector (12 storeys height maximum)
- Existing Z-1 Zoning – Light Industrial (LI1)
- Zoning Request- R9-7(). B- ()- not enough time before Province ended practice of bonusing
- Special Provisions Requested-
 1. 314 u/ha instead of 150 u/ha (1989 Plan) – density no longer needed- London Plan deals with use, intensity and form which includes height not density.
 2. Parking at 0.5 spaces/unit instead of 1.25 spaces/unit (City standards changed after application submitted)
 3. Interior Side yard Depth min.- Northwest corner of Building A- 5m instead of 15.36m
 4. Permit self-storage establishment as a temporary use in a portion of existing building until second building built.



Department/Agency Issues

- **Not enough sanitary capacity for two buildings-** Engineering requested holding provision-have indicted there may be enough capacity for one building without upgrades
- **Urban Design, Site Plan and UDPRP have had concerns with the submitted concepts-** site layout, building form/massing, function of site, use of the hydro corridor and site too parking orientated.
- Recommended resubmission (4th resubmission – same concerns).



Public Issues

- 2 letters/e-mails

Issues (both from adjacent use to the east)

1. Target of garbage
2. Unduly restricted the use of their property-
want to expand (rear 2 ac.)- want 15m
setback
3. Vandalism and theft
4. Disruption of businesses
5. Students at elementary school next door at
risk



Alternative Recommendation

The recommended zoning by-law amendments are similar to those requested;

1. 12 storey height
2. Could allow 438 units
3. Special provisions for parking and setback
4. Temporary use of existing building

With the following exceptions;

1. **inclusion of a holding provision to ensure services are available before second tower is constructed** – motivate them to pursue site plan approval(development agreement)/building permit to reserve sanitary capacity. Cannot hold capacity at application stage.
2. **inclusion of regulations to address urban design comments** regarding location and amount of amenity space (green space instead of surface parking), wind and shadowing impacts floorplate size and stepbacks reduce shadow and wind impacts at ground level) , amount of parking (maximum applied similar to 307 Fanshawe West). Can still provide underground or structured parking.



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Staff Concepts showing Alternate Recommendation

Phase 1 Phase 2

