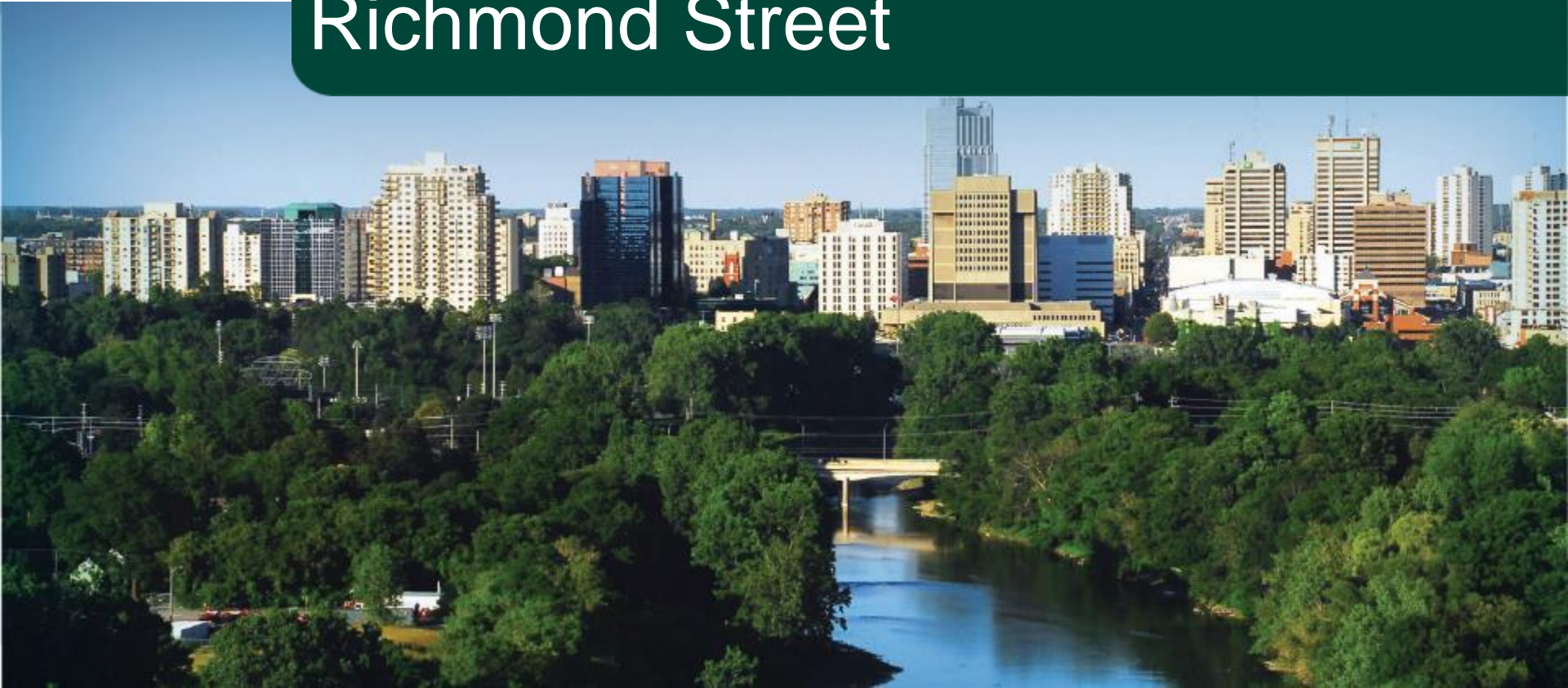


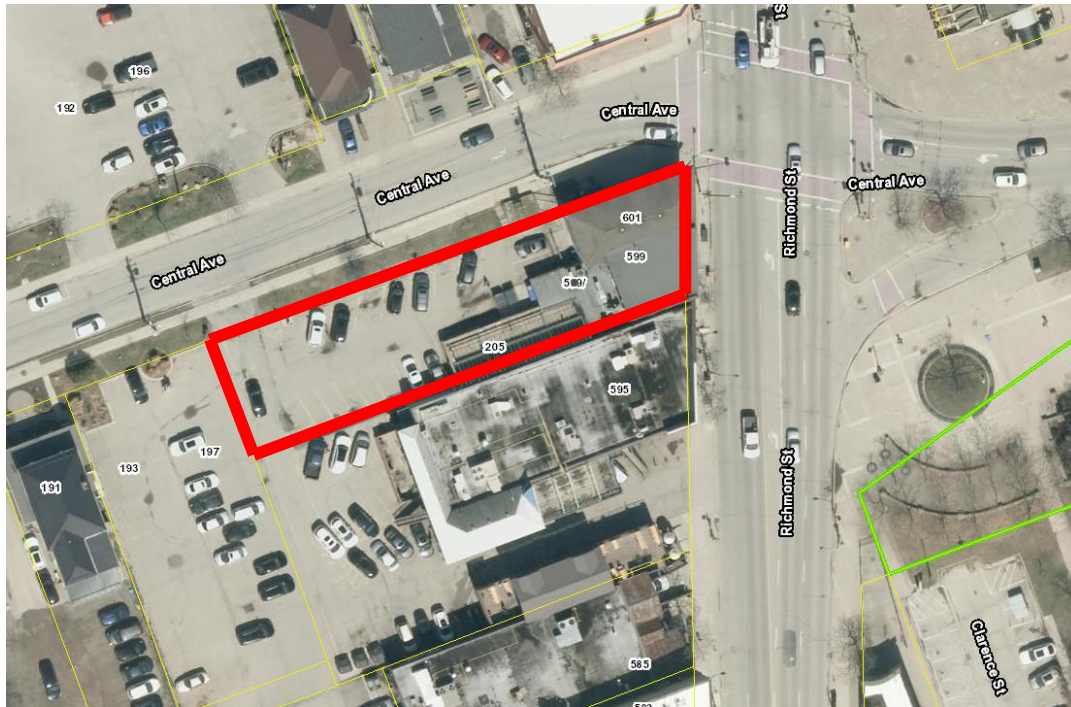


Slide 1 - Z-9607: 599-601 Richmond Street

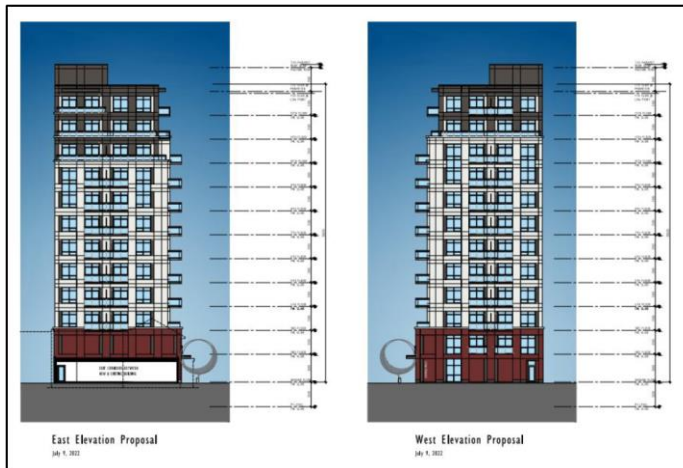
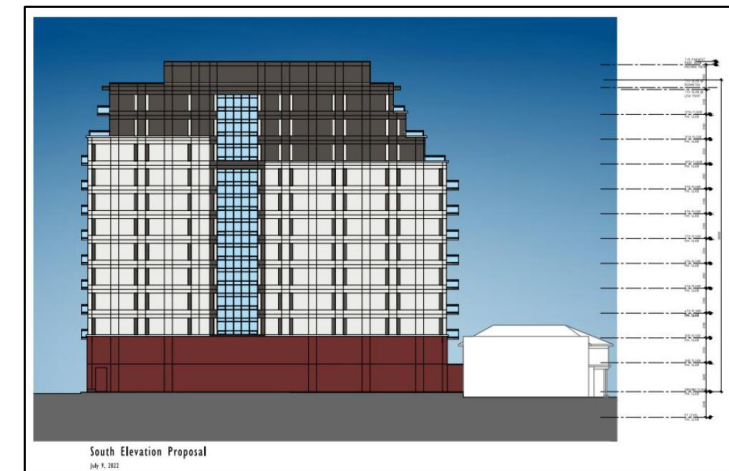
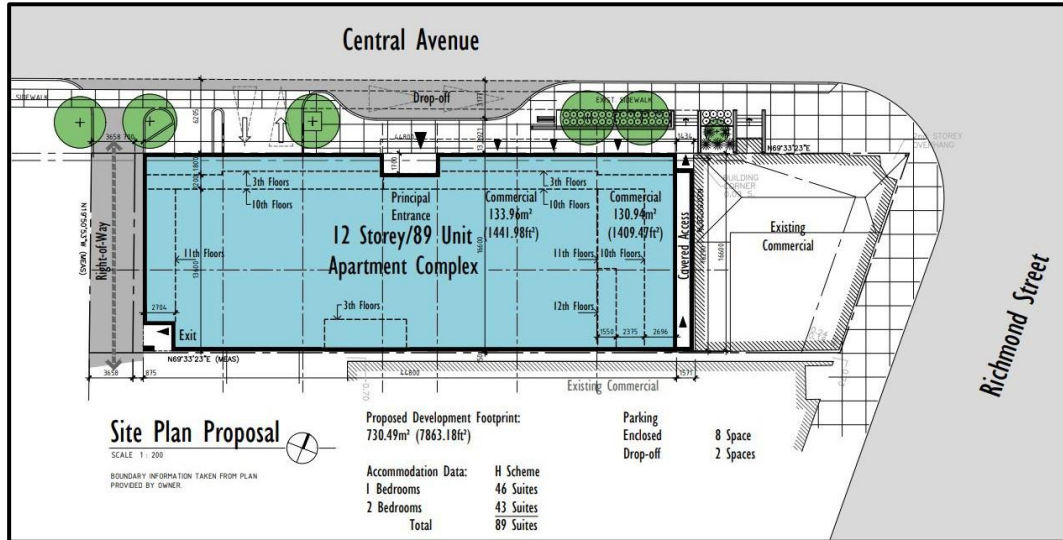


Westdell Development Corporation
July 17, 2023

Slide 2 - Subject Site



Slide 3 – Requested Amendment





Slide 4 – Policy Context

The London Plan

- Rapid Transit Corridor at the intersection of a Rapid Transit Boulevard and Neighbourhood Connector
- Talbot Mixed-Use Area
- Near Campus Neighbourhood

Zoning By-law Z.-1

- Business District Commercial Special Provision Bonus Zone (BDC(1)*B-87) Zone
- Previous Application (2022) to permit Bonus Zone and development of an eight (8) storey, 57-unit mixed-use building with 6 parking spaces.
- Bonus Zone required:
 1. High-quality mixed-use building + urban design considerations;
 2. Affordable housing - a total of two 1-bedroom residential units and two 2-bedroom residential units, rents not exceeding 85% of the Average Market Rent, duration of affordability set at 50 years



Slide 5 – Issues

Issue and Consideration #1: PPS 2020

- Not an appropriate scale and density to meet the Province’s goals for a range and mix of housing options, efficient use of land, and transit-supportive development.
- The application, as proposed, is not consistent with the PPS.

Issue and Consideration #2: Form

- Represents an intense built form that is inconsistent with the established land use pattern and surrounding neighbourhood, and over intensifies an existing small-scale site (0.11 ha).
- No additional land consolidation has occurred in order to help provide a site of sufficient size which would appropriately mitigate the impacts of the additional height and intensity
- No active frontage along the Transit Corridor has been achieved where the greater heights would be encouraged.
- The proposed intensity would be much greater than the surrounding low-rise residential neighbourhood to the west and increases the risk of issues of compatibility with the surrounding context.
- Staff have previously identified the level of intensity and development possible for the site through the previous zoning by-law amendment application from 2022.



Slide 6 – Issues

Issue and Consideration #3: Near-Campus Neighbourhood

- Not of a suitable size and shape to accommodate the proposed 12 storey building.
- The intensity of the proposed development is too great and would result in over-intensification of the site and impacts on the adjacent properties.
- The proposal would contain a built form that is not consistent with the scale and character of the surrounding neighbourhood.
- Represents an “ad-hoc” or incremental trend towards residential intensification. The past represents a form and level of intensity that was supported by staff and Council, in exchange for the facilities and services commensurate with the development proposed.
- Another application for increased height and density less than one year after the original proposal is a clear example of the ad-hoc changes the City is trying to avoid.



Slide 7 – Issues

Issue and Consideration #4: Bonus Zone

- With existing Bonus Zone applicant is compelled to provide the affordable housing units to achieve greater intensity and height.
- Applicant has indicated they are willing to provide the 4 affordable housing units; however, without Bonus Zone, even with an ‘agreement’ in place, these units could be removed.
- Based on the new height and density proposed 7 affordable housing units should be provided based on the old Bonusing formula. The City can no longer ask for additional affordable housing units, applicant has not indicated they would be willing to provide additional units to commensurate with the additional height and density.
- This proposed amendment may also set a precedent for other applications with Bonus Zones - 388 units vulnerable to a zoning amendment. The removal of these units would severely affect affordable housing units within the City.



Slide 8 - Recommendation

Staff recommend the requested amendment be **REFUSED**, for the following reasons:

- i) The requested amendment is not consistent with the Provincial Policy Statement, 2020, which promotes intensification and redevelopment in appropriate locations where appropriate levels of infrastructure and public service facilities are or will be available;
- ii) The requested amendment does not conform to the policies of The London Plan, including but not limited to the Key Directions, City Design and Design policies, Intensity and Form policies of the Rapid Transit Corridor Place Type, Talbot Mixed-Use Specific Policy Area, and Near Campus Neighbourhoods policies;
- iii) The requested amendment and proposed development represent an over-intensification of the site and do not satisfy the criteria of the Planning Impact Analysis.