

PLANNING & ENVIRONMENT COMMITTEE

200 ALBERT STREET, LONDON

November 13, 2023



Outline

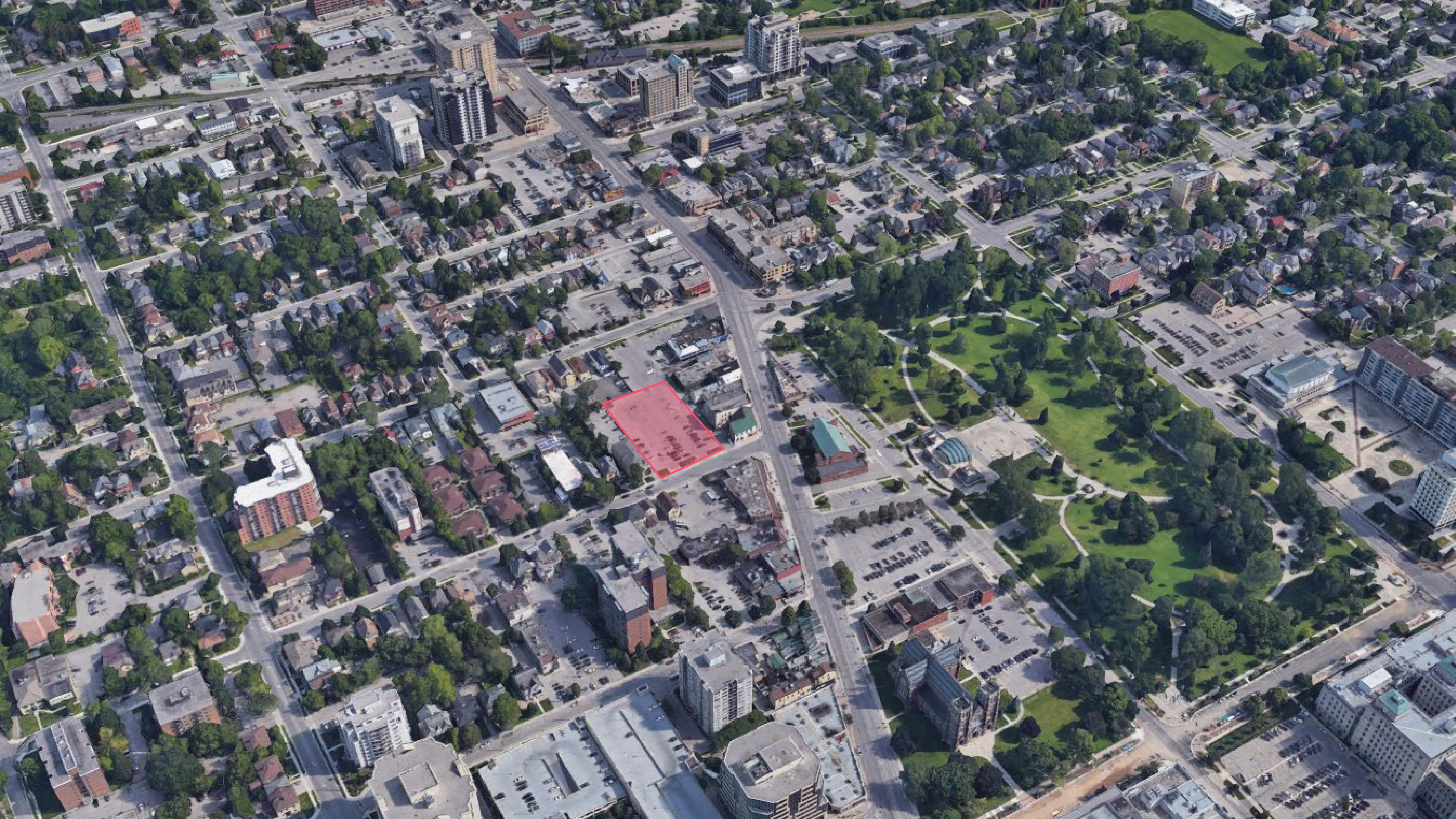
- Background
- Existing Conditions
- Planning Controls
- Development Proposal
- Required Planning Approvals
- Recommendations
- Question and Answer

● Background

- Property municipally known as 200 Albert Street, London
- Zoning By-Law Amendment Application to allow for development of 16 storey apartment building
- Lot Area: 0.35 hectares
- Frontage: 45 m
- Lot Shape: Rectangular / regular
- Current use: Surface parking lot

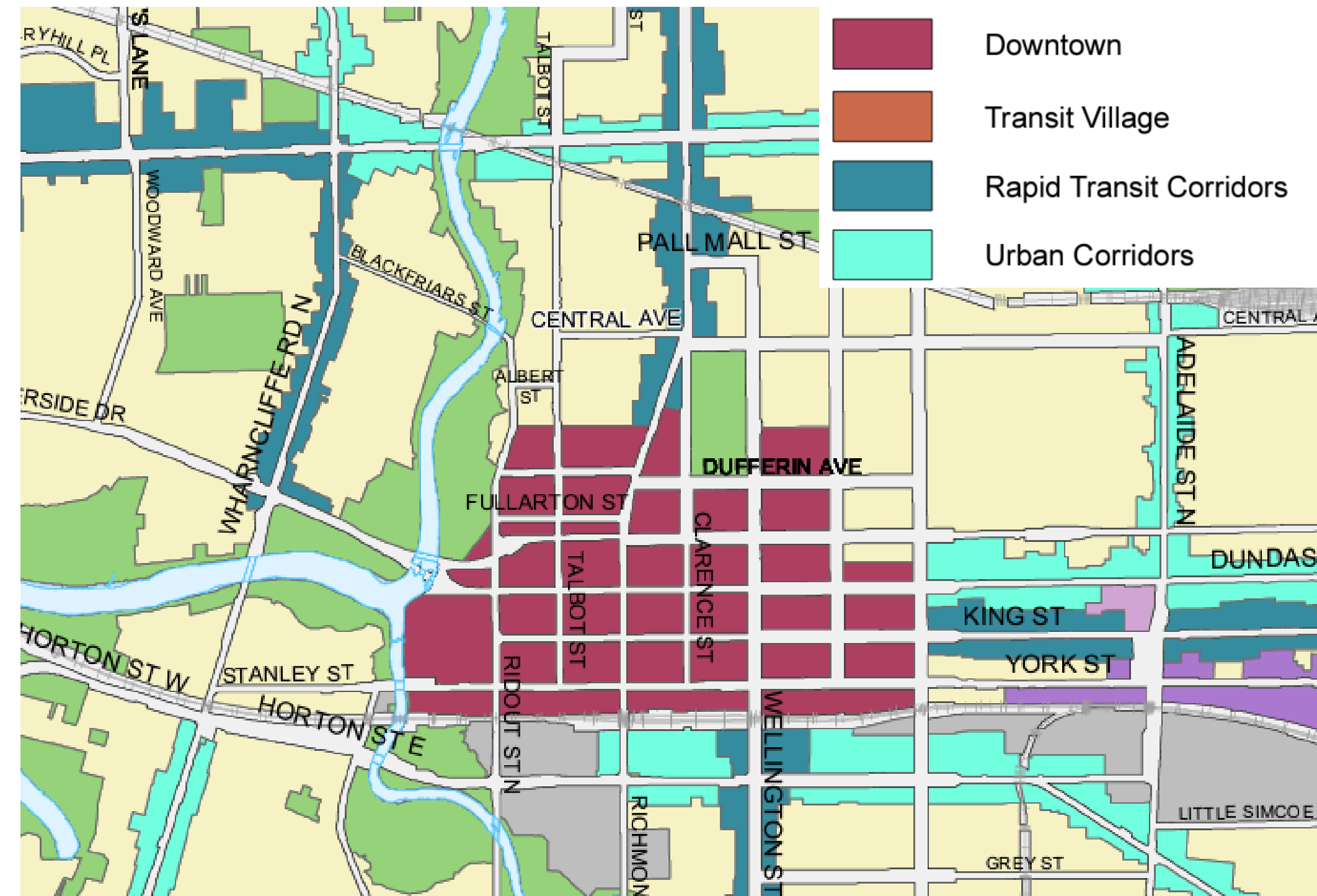
● Existing Conditions





● Existing Planning Controls

- London Plan: Rapid Transit Corridor Place Type
 - Mix of land uses are encouraged, including apartment buildings
 - Min 2 storeys – Max 16 storeys
 - No units per hectare density maximum
 - Downtown Protected Major Transit Station
- High Density Residential Overlay (1989 Plan)
- Existing Zoning: Residential R10/Office Conversion/Temporary (R10-3*H24/OC7/T-70)

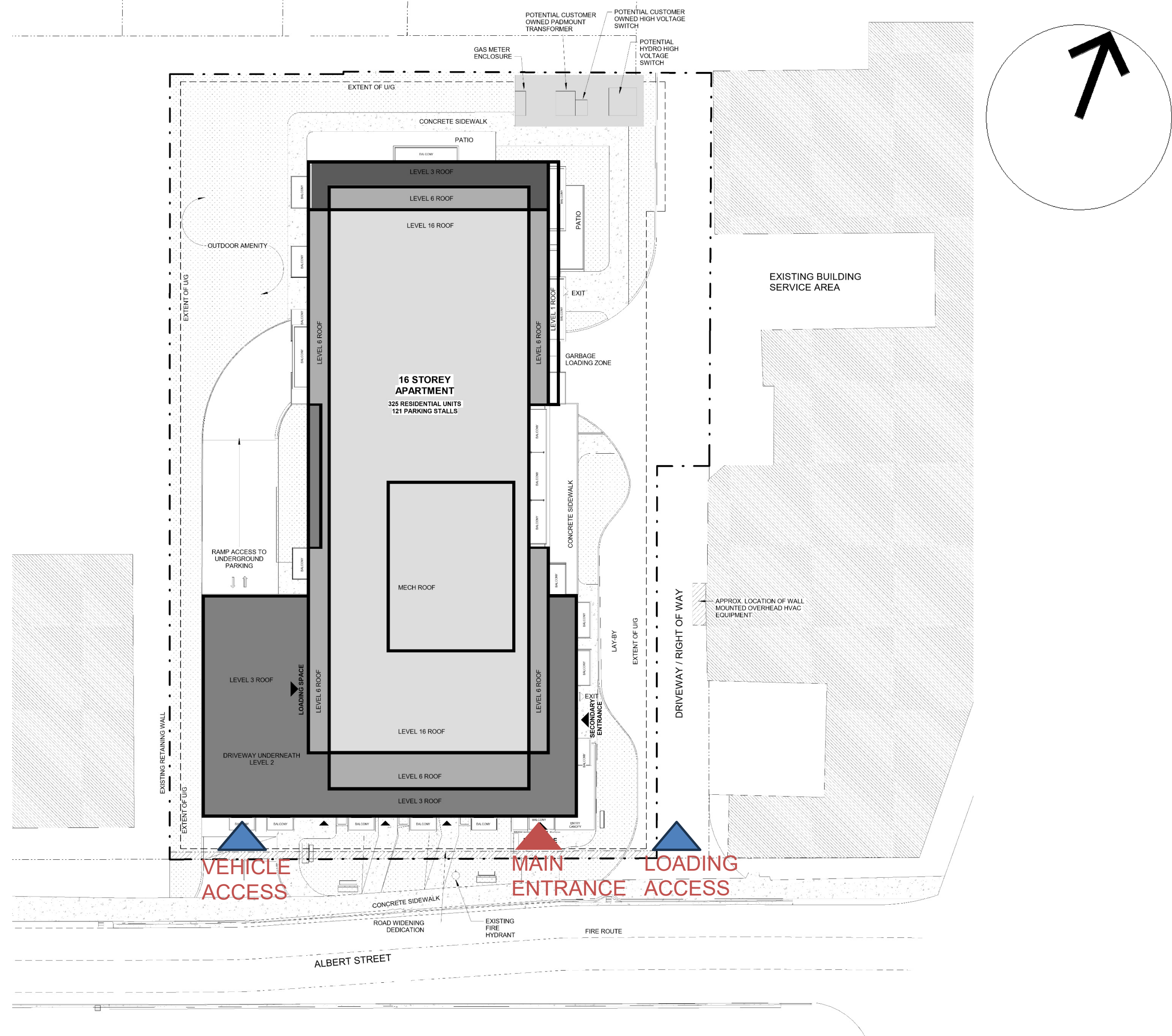


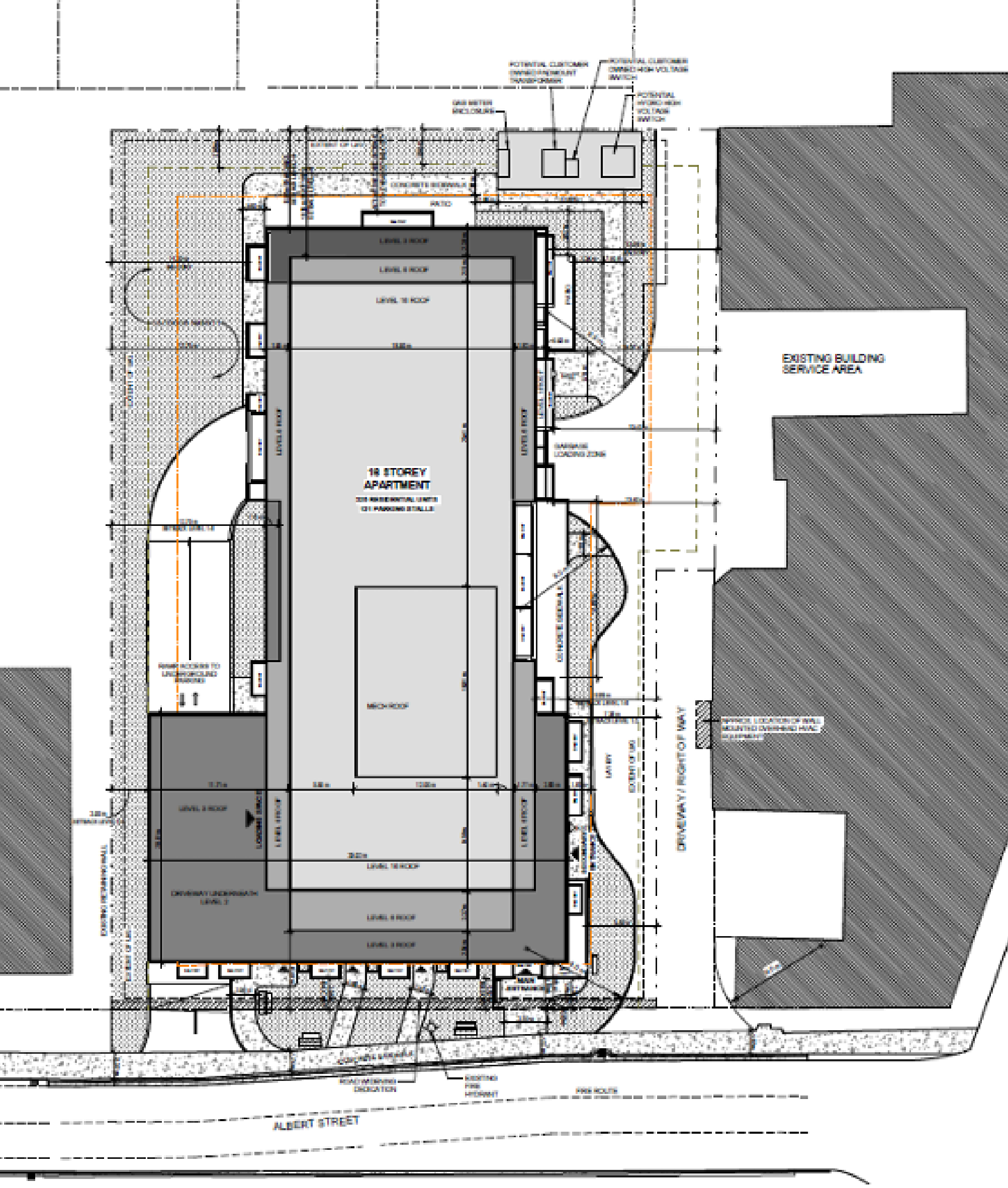
● Development Proposal

- 16 Storey Residential Apartment Building
- 325 Total Units
 - 23 studio
 - 247 One-bedroom
 - 52 Two-bedroom
 - 3 Three-bedroom
- 121 parking stalls (0.37 / unit)
- 363 bicycle parking stalls
- Indoor and outdoor amenity spaces



Site Plan







● Planning Approvals

Zoning By-Law Amendment Application to permit:

- 3.0 m front yard setback
- 3.0 side yard setbacks
- 8.0 m rear yard setback
- Density: 926 units/hectare
- 56 m building height

Agree with additional regulations related to step-backs from podium, tower footprint and ground floor height recommended by staff



Recommendations

- Application conforms to the London Plan, has regard for matters of provincial interest set out in the Planning Act, and is consistent with the Provincial Policy Statement
- Transit-supportive development that represents context appropriate infilling
- Wise re-use of an underutilized surface parking lot
- Agree with recommendations and conclusions set out in City Staff Report
- Recommend approval of the application, as proposed by the Zoning By-Law Amendment application

Thank You!

November 13, 2023

