

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: 1000566345 Ontario Inc. & Domus Development (London) Inc.
300 and 306 Princess Street
File Number: OZ-9688, Ward 10
Public Participation Meeting

Date: March 19, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 1000566345 Ontario Inc. & Domus Development (London) Inc. relating to the properties located at 300 and 306 Princess Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 2, 2024 to amend the Official Plan, The London Plan, by **ADDING** a new policy to the Specific Policies for the Neighbourhoods Place Type and by **ADDING** the subject lands to Map 7 – Specific Policy Areas – of the Official Plan;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on April 2, 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 properties **FROM** a Residential R3/Office Conversion (R3-2/OC2) Zone and a Residential R3/R11 (R3-2/R11) Zone **TO** a Holding Residential R6 Special Provision (h-18*R6-5(*)) Zone and a Holding Residential R6 Special Provision (h-18*R6-5(**)) Zone;
- (c) **IT BEING NOTED**, that the above noted amendments are being recommended for the following reasons:
 - i) The recommended amendment is consistent with the *PPS 2020*;
 - ii) The recommended amendment conforms to *The London Plan*, including, but not limited to the evaluation criteria for Specific Policy Areas, the Neighbourhoods Place Type, the Near-Campus Neighbourhoods policies, and the Woodfield Neighbourhood policies;
 - iii) The recommended amendment is consistent with the policies of West Woodfield Heritage Conservation District Plan; and
 - iv) The recommended amendment facilitates the restoration and intensification of the existing heritage buildings at an appropriate scale and intensity within the Built Area Boundary and Primary Transit Area.

Executive Summary

Summary of Request

The applicant has requested an amendment to The London Plan to add a Specific Policy Area to the Neighbourhoods Place Type which would permit apartment buildings.

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R3/Office Conversion (R3-2/OC2) Zone and a Residential R3/R11 (R3-2/R11) Zone to a Residential R6 Special Provision (R6-5(*)) Zone and a Residential R6 Special Provision (R6-5(**)) Zone to implement the proposed specific policy.

Purpose and the Effect of Recommended Action

The recommended action will permit two, 3-storey rear additions to the existing residential buildings, increasing the number of residential units by three units in each building from 6 to 9 units, for 18 units in total. The result would be an increase of **6 residential units** between the two buildings.

Staff are recommending a holding provision that will ensure the development will not occur until such time as the City is in receipt of the Ministry of Citizenship and Multiculturalism's (MCM) compliance review letter for the Stage 1-2 Archaeological Assessment.

Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

- **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.
- **Housing and Homelessness**, by increasing access to a range of quality, affordable, and supportive housing options that meet the unique needs of Londoners.
- **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

Report to London Consent Authority – 300-306 Princess Avenue (B.032/23) – November 16, 2023

1.2 Planning History

A Consent application was received on the subject lands in 2023 (B.032/23) to create a joint access easement, which was approved by the London Consent Authority on November 16, 2023.

1.3 Property Description and Location

The subject lands are located on the north side of Princess Avenue, between Wellington Street and Waterloo Street, in the Central London Planning District. The subject lands are comprised of two separate lots currently occupied by two 3-storey residential buildings, each containing six vacant dwelling units and surface parking at the rear. Vehicular access is provided by a City-owned rear lane with connections to Waterloo Street and Wolfe Street. Both properties are designated Heritage Properties under Part V of the *Ontario Heritage Act* as part of the *West Woodfield Heritage Conservation District*.

Site Statistics:

- Current Land Use: Residential
- Frontage:
 - 300 Princess Avenue: 16.3 metres (54.0 feet)
 - 306 Princess Avenue: 16.1 metres (52.8 feet)
- Depth: 45.7 metres (150.0 feet)
- Area:
 - 300 Princess Avenue: 0.74 hectares (1.8 acres)
 - 306 Princess Avenue: 0.73 hectares (1.8 acres)
- Shape: Regular (rectangle)
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

Surrounding Land Uses:

- North: Low Density Residential
- East: Low Density Residential
- South: Institutional, High Density Residential
- West: Institutional, Open Space

Existing Planning Information:

- Existing The London Plan Place Type: Neighbourhoods
- Existing Special Policies: Near-Campus Neighbourhoods and Woodfield Neighbourhood
- Existing Zoning:
 - 300 Princess Avenue: Residential R3/Office Conversion (R3-2/OC2) Zone
 - 306 Princess Avenue: Residential R3/R11 (R3-2/R11) Zone

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



LOCATION MAP

Address: 300-306 Princess Avenue
 File Number: OZ-9688
 Planner: Catherine Maton
 Date: 2024/02/13

Corporation of the City of London
 Prepared By: Planning and Development



Scale 1:800

Legend

- Subject Site
- Assessment Parcels

Figure 1- Aerial Photo of 300 and 306 Princess Avenue and surrounding lands



Figure 2 - Streetview of 300 and 306 Princess Avenue (view looking N)

2.0 Discussion and Considerations

2.1 Development Proposal

The proposed development consists of two, 3-storey additions to the rear of the existing residential buildings, increasing the number of residential units in each building from 6 to 9 (18 units total) with surface parking at the rear of the sites. Vehicular access would continue to be provided from the rear access lane available via Waterloo Street and Wolfe Street. New walkways are proposed to provide pedestrian access to the front of the buildings from the rear parking lot/amenity area. The buildings would remain detached from one another and on separate lots.

The proposed development includes the following features:

- Land use: Residential
- Form: Apartment building
- Height: 3 storeys (11.1 m)
- Residential units: 3 new units in each building, increasing the number of units in each building from 6 to 9
- Density: 129 units per hectare per lot
- Gross floor area:
 - 300 Princess Avenue: 133.6 sq.m existing and 84.5 sq.m proposed (218.1 sq.m total)
 - 306 Princess Avenue: 129.5 sq.m existing and 85.8 sq.m proposed (215.3 sq.m)
- Building coverage:
 - 300 Princess Avenue: 29.1%
 - 306 Princess Avenue: 29.2%
- Parking spaces: 6 surface spaces per lot
- Bicycle parking spaces: 10 inside / 1 outside
- Landscape open space: 48%
- Functional amenity space: 150 sq.m per lot

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



Figure 5 – Rendering of 306 Princess Avenue (December 2023)

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

2.2 Requested Amendments

The applicant has requested to add a Specific Policy to the Neighbourhoods Place Type in The London Plan, and to Map 7 Specific Policy Areas to permit apartment buildings and facilitate the above noted development proposal.

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R3/Office Conversion (R3-2/OC2) Zone and a Residential R3/R11 (R3-2/R11) Zone to a Residential R6 Special Provision (R6-5(*)) Zone for 300 Princess Avenue and a Residential R6 Special Provision (R6-5(**)) Zone for 306 Princess Avenue.

The following table summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

Regulation (R6-5) – 300 Princess Avenue	Required	Proposed/Recommended
Lot Area (Minimum)	850.0 sq.m	747.6 sq.m
Front Yard Depth (Minimum)	6.0 m	5.7 m
Interior Side Yard Depth – East (Minimum)	4.8 m	0.7 m
Interior Side Yard Depth – West (Minimum)	4.8 m	1.9 m
Density (Maximum)	35 units per hectare	1.9 units per hectare
Driveway	6.7 m wide private driveway	6.7 m wide shared with 306 Princess Avenue
Regulation (R6-5) – 306 Princess Avenue	Required	Proposed/Recommended
Lot Area (Minimum)	850.0 sq.m	738.5 sq.m
Front Yard Depth (Minimum)	6.0 m	5.7 m
Interior Side Yard Depth – East (Minimum)	4.8 m	1.4 m
Interior Side Yard Depth – West (Minimum)	4.8 m	1.0 m
Density (Maximum)	35 units per hectare	129 units per hectare
Driveway	6.7 m wide private driveway	6.7 m wide shared with 300 Princess Avenue

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:

- Relocation of the deep well garbage bins to ensure the pedestrian walkway is unobstructed.
- Heritage matters to be addressed through the Heritage Alteration Permit application.
- The need for an h-18 holding provision until such time as the City is in receipt of the Ministry of Citizenship and Multiculturalism's (MCM) compliance review letter for the Stage 1-2 Archaeological Assessment.
- Engineering matters to be addressed at the building permit stage.
- Advisory of tree removal process requirements.

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

2.4 Public Engagement

On December 15, 2023, Notice of Application was sent to 68 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 December 28, 2023. A "Planning Application" sign was also placed on the site.

One response was received through the public consultation period.

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

2.5 Policy Context

The Planning Act and the Provincial Policy Statement, 2020

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

Section 1.1 of the PPS encourages healthy, livable and safe communities which are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term. The PPS directs settlement areas to be the focus of growth and development, further stating that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities (1.1.3). As well, the PPS directs planning authorities to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area (1.4.1).

The policies of the PPS direct planning authorities to identify appropriate locations and promote opportunities for transit-supportive development and accommodating a significant supply and range of housing options through intensification and redevelopment where it can be accommodated. The PPS also takes into account existing building stock and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs (1.1.3.3) and is supportive of development standards which facilitate intensification, redevelopment, and compact form (1.1.3.4). Planning authorities are further directed to permit and facilitate all housing options required to meet the social, health, economic and well-being requirements of current and future residents as well as all types of residential intensification, including additional residential units and redevelopment (1.4.3b)). Densities for new housing which efficiently use land, resources, infrastructure, public service facilities, and support the use of active transportation and transit in areas where

it exists or is to be developed, are promoted by the PPS (1.4.3d)).

The PPS is supportive of development standards which facilitate intensification, redevelopment, and compact form (1.1.3.4) and identifies that long term economic prosperity should be supported by encouraging a sense of place by promoting a well-designed built form, and by conserving features that help define character (1.7.1 e)).

Both properties are designated Heritage Properties under Part V of the *Ontario Heritage Act* as part of the *West Woodfield Heritage Conservation District*. The PPS directs that significant built heritage resources and significant cultural heritage landscapes be conserved (2.6.1). The existing buildings are proposed to be retained, with the additions located at the rear to maintain character. Further, planning authorities shall not permit development and site alteration on adjacent lands to protect heritage properties except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage properties will be conserved (2.6.3).

The applicant submitted a Heritage Impact Assessment (HIA) as part of the complete application which has been reviewed by Heritage Planning staff. Heritage Planning staff are generally supportive of the research, assessment and recommendations of the HIA.

Staff are satisfied the requested amendments are consistent with 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 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.

Staff are of the opinion that all the above conditions have been met.

West Woodfield Heritage Conservation District Plan

The *West Woodfield Heritage Conservation District* (the District) is bounded by Richmond Street, Dufferin and Queens Avenue, Pall Mall Street and Central Avenue

and the west limit of the *East Woodfield Heritage Conservation District*. The District is intended to help protect and preserve the heritage assets and character that exists in the area (5.1). The *West Woodfield Heritage Conservation District Plan* outlines a number of goals for the District including avoiding the destruction and/or inappropriate alteration of the existing building stock, materials and details and; maintaining and enhancing the visual, contextual and pedestrian oriented character of West Woodfield's streetscape and public realm (3.1).

The *West Woodfield Heritage Conservation District Plan* has been reviewed in its entirety and it is staff's opinion that the proposed Official Plan and Zoning Bylaw amendment is consistent with it.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Land Use

The site is located within the Neighbourhoods Place Types of The London Plan with frontage on a Neighbourhood Street, in accordance with Map 1 – Place Types and Map 3 – Street Classifications.

Table 10 – Range of Permitted Uses provides the range of primary and secondary permitted uses that may be allowed within the Neighbourhoods Place Type by street classification (TLP 921_). At this location, Table 10 permits a range of low-rise residential uses including: single detached dwellings, semi-detached dwellings, duplex dwellings, converted dwellings, townhouses, additional residential units, home occupations, and group homes. Low-rise apartments are not permitted therefore the applicant has requested an Official Plan amendment to add a specific policy to permit apartment buildings on a site-specific basis. Although the use is not permitted in accordance with Table 10, staff is satisfied that the use is appropriate for the subject lands, and further, that the requested amendment satisfies the evaluation criteria for Specific Policy Areas as identified above.

4.2 Intensity

The proposed intensity is consistent with the policies of the PPS that encourage residential intensification (PPS 1.1.3.4), an efficient use of land and a diversified mix of uses (PPS 1.1.3.6). The proposed 3-storey intensity is in conformity with the Neighbourhoods Place Type in The London Plan, as established in Table 11 – Range of Permitted Heights and matches the height of the existing buildings. Servicing is available for the proposed number of units and no concerns were raised regarding traffic, noise, parking or other negative impacts.

The specific policies for the Woodfield Neighbourhood provide for infill and intensification only where such development is clearly compatible with the character, scale and intensity of the low-rise residential neighbourhood in this area (TLP 1036_). Area-specific zoning regulations such as, but not limited to, maximum floor area ratio, maximum dwelling size and on-site parking limitations may be applied to ensure that future development meets this objective. However, properties fronting the north side of Princess Avenue, west of Waterloo Street, are located on the edge of the downtown at a point of transition between high density residential and institutional uses to the south and the low-density residential neighbourhood to the north. Several buildings have undergone restoration and intensification in a manner which has preserved the character of the neighbourhood and kept the original streetscape intact. Recognizing this, policy 1037_ exempts these properties from area-specific zoning regulations such as floor area ratio, maximum dwelling size, and on-site parking limitations. On this basis, no special provisions pertaining to these matters are recommended and the recommended amendments are in conformity with the Woodfield Neighbourhood policies.

The subject lands are also located within a Near-Campus Neighbourhood which is subject to specific policies regarding intensification and increases in residential intensity in the Neighbourhoods Place Type. The following criteria apply when considering residential intensification within Near-Campus Neighbourhoods, in accordance with policy 968_:

1. The proposed development is in conformity with the vision and planning goals for Near-Campus Neighbourhoods.
2. The proposed development is consistent with Tables 10 to 12 in the Neighbourhoods Place Type.
3. The development conforms to the Residential Intensification policies of this Plan, where those policies do not conflict with Near-Campus Neighbourhoods Policies.
4. The development conforms to any relevant Specific Policies of this chapter.
5. The development provides for an adequate amenity area that is appropriately shaped, configured, and located.
6. Mitigation measures are incorporated into the proposed building(s) and site design which ensure that the amenity of surrounding residential land uses is not negatively impacted.
7. Significant heritage resources are protected and conserved where appropriate and necessary according to the Cultural Heritage policies of this Plan.
8. The proposal establishes a positive and appropriate example for similar locations within the Near-Campus Neighbourhoods areas.

Although the proposed use is not listed in Table 10, staff are satisfied that the use and associated residential intensification is appropriate for the subject lands. The proposed additions would allow for a minor increase in intensity, from a total of six units to nine units in each building, without detracting from the character of the existing neighbourhood. Staff are therefore satisfied that upon approval of the requested Official Plan amendment, the proposed development is in conformity with the Near-Campus Neighbourhoods policies of The London Plan.

The *West Woodfield Heritage Conservation District Plan* includes policies regarding land use and development patterns, including maintaining the residential amenity and human scale by ensuring that the low-density residential land use character remains dominant (4.1(a)). Where intensification is proposed, the policies within the plan promote adaptive reuse of the existing heritage building (4.1(d)). The recommended amendments facilitate the preservation and re-use of the existing heritage buildings, which are currently vacant and have fallen into disrepair. Further, the existing streetscape along Princess Avenue is maintained by locating the proposed additions at the rear of the existing buildings.

4.3 Form

The proposed form is consistent with the Neighbourhoods Place Type policies and the City Design Policies. The proposed rear additions are sensitive to the heritage buildings both on site and within the context of the broader *West Woodfield Heritage Conservation District*. One of the goals of the *West Woodfield Heritage Conservation District Plan* is to maintain the low-density residential character of the District as the predominant land use, while recognizing that certain areas of the District already have or are intended for a wider range of uses (3.1). The recommended amendments provide for rear additions to facilitate a total of six additional units while maintaining the character of the existing heritage buildings along Princess Avenue. The Plan also guides infill development to be compatible with the heritage character and pedestrian scale of the District, and ensuring additions are subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street (3.1 and 4.2.1(c)).

The rear additions provide an opportunity for infill development that is compatible with the heritage character. The additions match the height of the existing buildings and will not detract from the pedestrian scale along Princess Avenue. No significant modifications to the front facades of the existing buildings along Princess Avenue are proposed, which will ensure the existing streetscape and pedestrian scale is

maintained. Through the review of the application, staff identified the need for long-term bicycle parking. The applicant subsequently provided an updated plan demonstrating that long-term bicycle parking will be provided in detached accessory structures. Staff are therefore satisfied this matter has been sufficiently addressed.

Conclusion

The applicant has requested to amend the Official Plan, The London Plan, by adding a new policy to the Specific Policies for the Neighbourhoods Place Type and by adding the subject lands to Map 7 to permit apartments as a use on the subject lands. The applicant has also requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R3/Office Conversion (R3-2/OC2) Zone and a Residential R3/R11 (R3-2/R11) Zone to a Residential R6 Special Provision (R6-5(*)) Zone and a Residential R6 Special Provision (R6-5(**)) Zone to 300 and 306 Princess Avenue, respectively. Staff are recommending approval of the requested Official Plan amendment and Zoning Bylaw amendment, with the requested special provisions and an h-18 holding provision.

The recommended action is consistent with the PPS 2020, conforms to The London Plan, and will permit three storey rear additions to the existing buildings, increasing the number of units in each building from six to nine.

Prepared by: Catherine Maton, MCIP, RPP
Senior Planner, Planning Implementation

Reviewed by: Mike Corby, 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

Copy:
Britt O'Hagan, Manager, Current Development
Mike Pease, Manager, Site Plans
Brent Lambert, Manager, Development Engineering

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 300 and 306 Princess Avenue

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) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 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 add a policy to the Specific Policies for the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London to permit apartment buildings.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 300 and 306 Princess Street in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for apartment buildings on the subject lands. The recommended amendment is consistent with the *PPS 2020*, which directs that significant built heritage resources and significant cultural heritage landscapes be conserved and encourages residential intensification, an efficient use of land, and a diversified mix of uses. The recommended amendment conforms to *The London Plan*, including, but not limited to the evaluation criteria for Specific Policy Areas, the Neighbourhoods Place Type, the Near-Campus Neighbourhoods policies, and the Woodfield Neighbourhood policies. The recommended amendment is consistent with the policies of West Woodfield Heritage Conservation District Plan. The recommended amendment facilitates the restoration and intensification of the existing heritage buildings at an appropriate scale and intensity within the Built Area Boundary and Primary Transit Area.

D. THE AMENDMENT

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

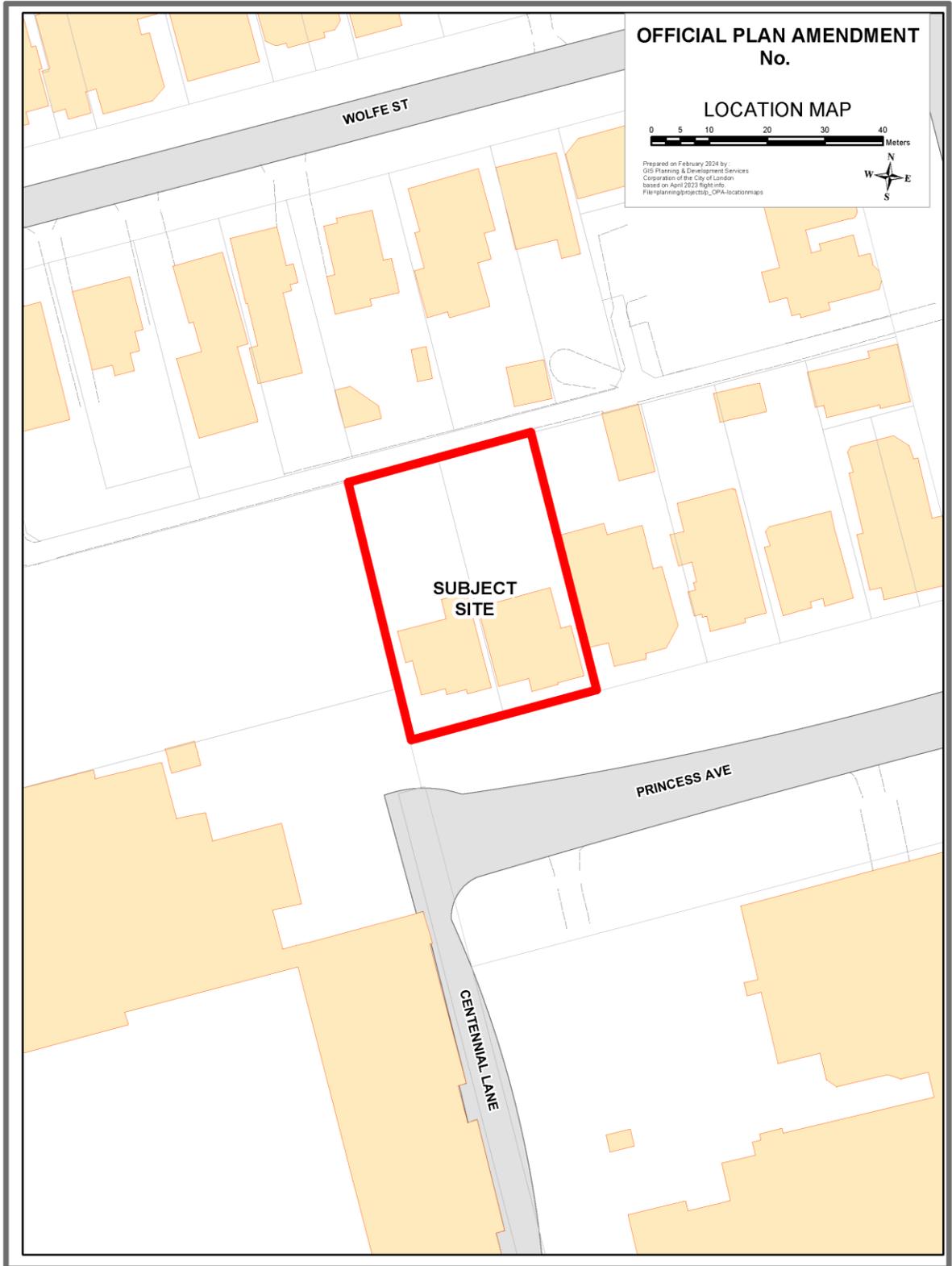
1. Specific Policies for the Neighbourhoods Place Type of Official Plan, The London Plan, for the City of London is amended by adding the following:

() 300 and 306 Princess Avenue

In the Neighbourhoods Place Type at 300 and 306 Princess Avenue, apartment buildings up to 3 storeys in height may be permitted.

2. Map 7 - Specific Policy Areas, to the Official Plan, The London Plan, for the City of London Planning Area is amended by adding a Specific Policy Area for the lands located at 300 and 306 Princess Avenue in the City of London, as indicated on “Schedule 1” attached hereto.

“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 300 and
306 Princess Avenue

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. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 300 and 306 Princess Avenue, as shown on the attached map comprising part of Key Map No. A107, **FROM** a Residential R3/Office Conversion (R3-2/OC2) Zone and a Residential R3/R11 (R3-2/R11) Zone **TO** a Holding Residential R6 Special Provision (h-18*R6-5(*)) Zone and a Holding Residential R6 Special Provision (h-18*R6-5(**)) Zone.

2. Section Number 10.4.e) of the R6-5 Zone is amended by adding the following Special Provisions:

R6-5(*) 300 Princess Avenue

a. Permitted Uses

1. Single detached dwelling
2. Semi-detached dwelling
3. Duplex dwelling
4. Townhouse dwelling
5. Apartment building

b. Regulations

1. Lot Area (Minimum) – 747.6 square metres
2. Front Yard Depth (Minimum) – As existing on the date of the passing of the by-law (5.7 metres)
3. East Interior Side Yard Depth (Minimum) – 0.7 metres
4. West Interior Side Yard Depth (Minimum) – 2.5 metres to portions of the existing building on the date of the passing of the by-law; 1.9 metres to any additions or expansions to the existing building after the date of the passing of the by-law
5. Density (Maximum) – 129 units per hectare
6. Driveway Width – 6.7 metres shared with the property to the east

3. Section Number 10.4.e) of the R6-5 Zone is amended by adding the following Special Provisions:

R6-5(**) 306 Princess Avenue

a. Permitted Uses

1. Single detached dwelling
2. Semi-detached dwelling
3. Duplex dwelling
4. Townhouse dwelling
5. Apartment building

b. Regulations

1. Lot Area (Minimum) – 738.5 square metres
 2. Front Yard Depth (Minimum) – As existing on the date of the passing of the by-law (5.7 metres)
 3. East Interior Side Yard Depth (Minimum) – 1.1 metres to the existing covered porch on the date of the passing of the by-law; 3.3 metres to portions of the existing building on the date of the passing of the by-law; 1.4 metres to any additions or expansions to the existing building after the date of the passing of the by-law
 4. West Interior Side Yard Depth (Minimum) – 1.0 metres
 5. Density (Maximum) 129 units per hectare
 6. Driveway Width – 6.7 metre shared with the property to the west
4. This Amendment shall come into effect 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 April 2, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 2, 2024
Second Reading – April 2, 2024
Third Reading – April 2, 2024

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



Zoning as of January 31, 2024

File Number: OZ-9688
 Planner: CM
 Date Prepared: 2023/02/13
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,000

0 5 10 20 30 40 Meters



Appendix C – Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Residential
Frontage	300 Princess Avenue: 16.3 metres (54.0 feet) 306 Princess Avenue: 16.1 metres (52.8 feet)
Depth	45.7 metres (150.0 feet)
Area	300 Princess Avenue: 0.74 hectares (1.8 acres) 306 Princess Avenue: 0.73 hectares (1.8 acres)
Shape	Regular (rectangle)
Within Built Area Boundary	Yes
Within Primary Transit Area	Yes

Surrounding Land Uses

North	Low Density Residential
East	Low Density Residential
South	Institutional, High Density Residential
West	Institutional, Open Space

Proximity to Nearest Amenities

Major Intersection	Waterloo Street and Dufferin Avenue, 195 metres
Dedicated cycling infrastructure	Dufferin Avenue, 200 metres
London Transit stop	Dufferin Avenue, 200 metres
Public open space	Reg Cooper Square, 80 metres
Commercial area/use	Richmond Row, 380 metres
Food store	Fresh and Fast Food Market, 412 metres
Community/recreation amenity	YMCA Centre Branch, 700 metres

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods Place Type, Neighbourhood Street
Current Special Policies	Near-Campus Neighbourhoods and Woodfield Neighbourhood
Current Zoning	300 Princess Avenue: Residential R3/Office Conversion (R3-2/OC2) Zone 306 Princess Avenue: Residential R3/R11 (R3-2/R11) Zone

Requested Designation and Zone

Requested Place Type	Neighbourhoods Place Type, Neighbourhood Street
Requested Special Policies	To permit apartment buildings
Requested Zoning	300 Princess Avenue: Residential R6 Special Provision (R6-5(*)) Zone 306 Princess Avenue: Residential R6 Special Provision (R6-5(**)) Zone

Requested Special Provisions

Regulation (R6-5) – 300 Princess Avenue	Required	Proposed
Lot Area (Minimum)	850.0 sq.m	747.6 sq.m
Front Yard Depth (Minimum)	6.0 m	5.7 m
Interior Side Yard Depth – East (Minimum)	4.8 m	0.7 m

Regulation (R6-5) – 300 Princess Avenue	Required	Proposed
Interior Side Yard Depth – West (Minimum)	4.8 m	1.9 m
Density (Maximum)	129 units per hectare	35 units per hectare
Regulation (R6-5) – 306 Princess Avenue	Required	Proposed
Lot Area (Minimum)	850.0 sq.m	738.5 sq.m
Front Yard Depth (Minimum)	6.0 m	5.7 m
Interior Side Yard Depth – East (Minimum)	4.8 m	1.4 m
Interior Side Yard Depth – West (Minimum)	4.8 m	1.0 m
Density (Maximum)	129 units per hectare	35 units per hectare

C. Development Proposal Summary

Development Overview

The proposed development consists of 3-storey additions to the rear of the existing residential buildings, increasing the number of residential units in each building from 6 to 9 (18 units total) with surface parking at the rear of the sites. Vehicular access would continue to be provided from the rear access lane available via Waterloo Street and Wolfe Street. New walkways will be proposed to provide convenient and safe pedestrian access to the front of the buildings from the rear parking lot/amenity area. The buildings would remain detached from one another and on separate lots.

Proposal Statistics

Land use	Residential
Form	Apartment buildings
Height	3 storeys (11.1 metres)
Residential units	3 new units in each building, increasing the number of units in each building from 6 to 9
Density	129 units per hectare
Gross floor area	300 Princess Avenue: 133.6 sq.m existing and 84.5 sq.m proposed (218.1 sq.m total) 306 Princess Avenue: 129.5 sq.m existing and 85.8 sq.m proposed (215.3 sq.m)
Building coverage	300 Princess Avenue: 29.1% 306 Princess Avenue: 29.2%
Landscape open space	48%
New use being added to the local community	No

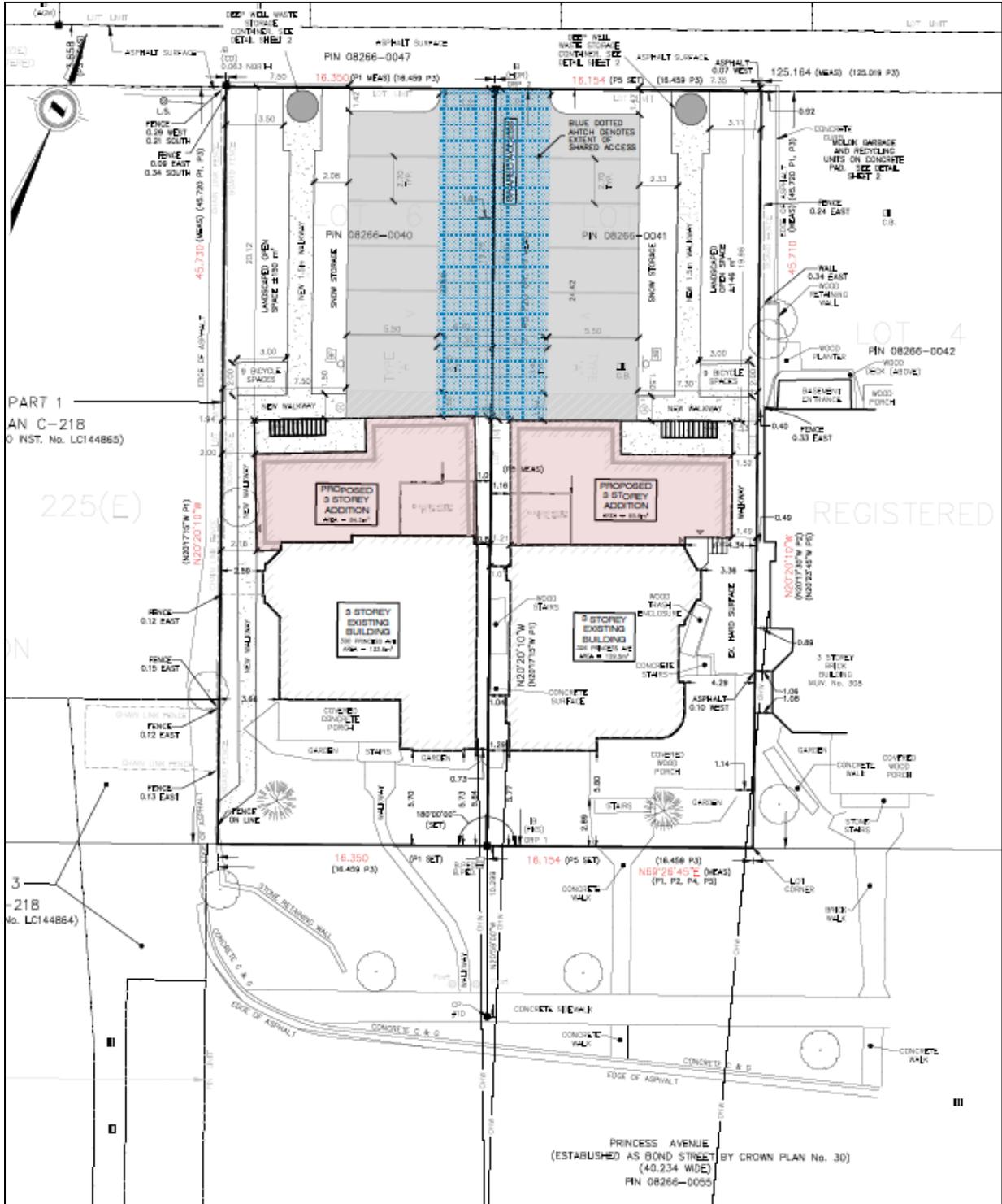
Mobility

Parking spaces	6 surface spaces per lot
Vehicle parking ratio	0.6 spaces per unit
New electric vehicles charging stations	0
Secured bike parking spaces	10
Secured bike parking ratio	1.1 spaces per unit
Completes gaps in the public sidewalk	N/A
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	N/A

Environmental Impact

Tree removals	5
Tree plantings	0
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	Yes
Green building features	Unknown

Appendix D – Additional Plans and Drawings



Original Site Concept Plan (December 2023)

Appendix E – Internal and Agency Comments

UTRCA – December 15, 2023

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

London Hydro – December 19, 2023

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.

Site Plan – January 3, 2024

- Please note that site plan approval is not required for 300 & 306 Princess Avenue as they are separate buildings with less than 10 units in each.
- If the properties merge or the application changes to exceed 10 units in either or both buildings, then site plan approval would be required.

Heritage – January 15, 2024

Heritage is generally supportive of the application, however, I have comments on both the Heritage Impact Assessment and the Stage 1-2 Archaeological Assessment. Please see below.

Heritage Impact Assessment

Heritage staff have reviewed the following Heritage Impact Assessment associated with OZ-9688:

- Stantec, *Heritage Impact Assessment, 300-306 Princess Avenue*, December 12, 2023.

Please be advised, heritage staff recognize and are generally supportive of the research, assessment and recommendations of the Heritage Impact Assessment. Heritage staff have the following comments on the Heritage Impact Assessment application:

- Heritage Alteration Permit (HAP) approval will be required prior to the issuance of a Building Permit. The HAP will include alterations to the exterior of the existing buildings as well as for the final design details of the rear additions.
 - The recommendations of the Heritage Impact Assessment must be submitted as part of the complete application requirements for the Heritage Alteration Permit application including:
 - Demonstration that the rear additions are consistent with the design guidelines included within the *West Woodfield Heritage Conservation District Plan*.
 - Details related to any documentation or salvage, as recommended within the Heritage Impact Assessment.
 - Vibration Monitoring studies as required by the Heritage Impact Assessment.
- Details related to the exterior design, including cladding, windows, roof, and ornamentation will be required for HAP approval.
- The applicant is encouraged to finalize design details in a manner that are distinguishable from, but compatible with the existing dwelling. Architectural ornamentation is encouraged for the rear addition.
- As noted within the Heritage Impact Assessment, fibre-cement board exterior cladding is supported by heritage staff as it is consistent with the policies and guidelines of the *West Woodfield Heritage Conservation District Plan*.

Stage 1-2 Archaeological Assessment

Heritage staff have reviewed the following Archaeological Assessment associated with OZ-9688:

- Lincoln Environmental Consulting Corp., *Stage 1-2 Archaeological Assessment of 300-306 Princess Avenue in Part of Lot 14, Concession 1, Former Township Westminster, Now City of London, Middlesex County, Ontario* (PIF P1289-0450-2023) August 2023.

In order to receive the report as complete however and to clear the property of archaeological potential the City will require submission of the Ministry of Citizenship and Multiculturalism's (MCM) compliance review letter. Until the compliance letter has been received indicating that the MCM has accepted the report into its Register, the h-18 holding provision should be applied to the property.

Urban Design – January 16, 2024

Matters for OPA/ZBA:

- Urban Design has no comments for the proposed Official Plan or Zoning By-law Amendments.

Considerations for Site Design:

- This application would not proceed through the Site Plan Approval process given the current unit count, however, Urban Design recommends the following site design matter be considered:
 - Relocate the proposed garbage storage containers away from the walkways to ensure pedestrians can safely and conveniently access the site from the rear [TLP Policy 266, 268].

Landscape Architecture – January 16, 2024

Development and Planning Landscape Architect has reviewed the Tree Assessment Report prepared by RKLA and has no issues with field methods used or document formatting. No boundary trees or city trees are identified as being impacted by the proposed development.

The report identified the following trees that will require distinctive tree removal permits issued by Forestry, trees@london.ca

- Two onsite trees (tree #s 6 & 7)
- One tree (tree #5) 291 Wolfe Street will require tree removal consent from owner to proceed with removal permit application

The City of London Tree Protection Bylaw protects trees with a diameter of 50+ cm growing on private property. Any person who contravenes any provision of this By-law is guilty of an offence and if convicted under this By-law is liable to a minimum fine of \$500.00 and a maximum fine of \$100,000.00, where the fine is not a set fine.

Engineering – January 17, 2024

Engineering has no comments to offer related to this rezoning application.

The following items are to be addressed at a future building permit application stage:

Wastewater:

- City Plan No. 1823 shows information as it relates to the sanitary sewer and existing PDC(s). The applicant is expected to field verify the information.
- New PDC(s), appropriately sized will need to be installed to service this development as City records indicate that the current PDCs for the subject lands are undersized to today's Design Standards
- The municipal sanitary sewer to service the site is the 200mm on Princess Ave.

Stormwater:

- The site is tributary to the existing 525mm sewer on Princess Avenue. However, the City cannot confirm a storm pdc exists to service the property. As per the Drainage By-law, the consultant would be required to provide a storm pdc as well as a storm servicing report ensuring existing peak flows from the 2 through 100 year return period storms are reduced/maintained pre to post development with any increase in flow being managed onsite.
- As per the City of London's Design Requirements for Permanent Private Storm Systems, the proposed application falls within the Central Subwatershed (case 4), therefore the following design criteria should be implemented:
 - the flow from the site must be discharged at a rate equal to or less than the existing condition flow;

- the discharge flow from the site must not exceed the capacity of the stormwater conveyance system;
- the design must account the sites unique discharge conditions (velocities and fluvial geomorphological requirements);
- “normal” level water quality is required (70% TSS removal) as per the MECP guidelines and/or as per the EIS field information; and
- shall comply with riparian right (common) law.
- The consultant shall provide a servicing report and drawings to present calculations, recommendations and details to address these requirements.
- The Developer shall be required to provide a Storm/drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions up to and including 100-year storm events.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site, ensuring that stormwater flows are self-contained and that grading can safely convey up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site and that will be in accordance with City of London and MECP (formerly MOECC) standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.

Water:

- Applicant should confirm if the service currently running to each building is sufficient to accommodate the increased demand and fire flow from the additional units.

Ecology – January 18, 2024

There are currently no ecological planning issues related to this property and/or associated study requirements.

Parks Long Range Planning & Design – January 18, 2024

Parkland dedication is required in the form of cash in lieu, pursuant to By-law CP-25 and will be finalized at the time of building permit approval.

Appendix F – Public Engagement

From: Stephanie Bergman
Sent: Thursday, February 1, 2024 4:34 PM
To: Maton, Catherine <cmaton@london.ca>
Subject: [EXTERNAL] Comments from Woodfield Community Association on 300 and 306 Princess Ave

Hi there Catherine,

I'm providing the attached comments on the OPA/ZBA application at 300/306 Princess Ave. The WCA is very supportive of these applications and is looking forward to timely planning and development approvals. The structures have really fallen into disrepair in recent years so we have concerns about these properties falling victim to "demolition by neglect" and think the proposal is a great way to introduce a few units and revitalize these properties.

Apologies, I know we're past the comment date but I'm hoping you can still consider these comments and ensure they are communicated through the staff report coming in March. Thanks.

Stephanie

ATTACHMENT

Catherine Maton
Planner
City of London
cmaton@london.ca

RE: Official Plan and Zoning Bylaw Amendments - 300 and 306 Princess Ave

Dear Ms. Maton:

The Woodfield Community Association (WCA) has reviewed the information available on the OPA and ZBA for 300 and 306 Princess Ave.

The WCA has been particularly interested in the future of these historic structures since they became boarded up in 2023.

These grand homes are stunning examples of the Queen Anne architectural style and exhibit a long list of heritage attributes.

The WCA has significant concerns that these structures could fall victim to 'demolition by neglect', which would be a devastating loss for the entire London community.

We appreciate the applicant's approach to the addition of units to the rear of the property, not to extend beyond the peaks of the original rooflines, and matching the east and west setbacks of the original building.

The WCA feels that these applications represent 'gentle density' and are appropriate given the neighbourhood context.

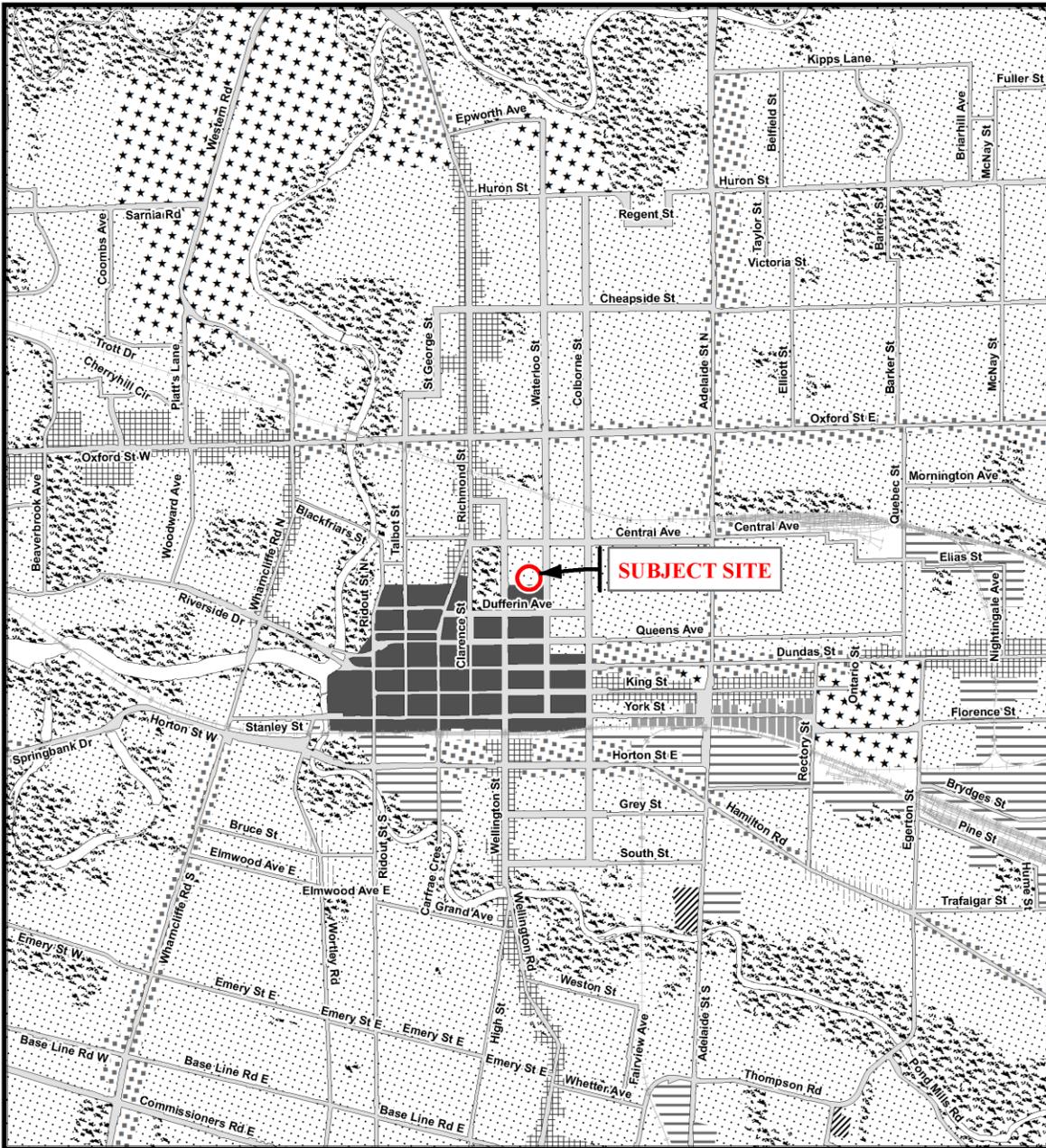
We would like to emphasise the need to protect and enhance the heritage attributes of these significant structures in accordance with the West Woodfield Heritage Conservation District, which we understand will be addressed through subsequent Heritage Alteration Permits.

Thank you for the opportunity to comment on this application.

Yours truly,

Woodfield Community Association Board

Appendix G – Relevant Background



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

Scale 1:30,000
 0 150 300 600 900 1200 1500
 Meters

File Number: OZ-9688
Planner: CM
Technician: RC
Date: 2024/02/13



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:

1) *LEGEND FOR ZONING BY-LAW Z-1*

- | | |
|--|---|
| <ul style="list-style-type: none"> R1 - SINGLE DETACHED DWELLINGS R2 - SINGLE AND TWO UNIT DWELLINGS R3 - SINGLE TO FOUR UNIT DWELLINGS R4 - STREET TOWNHOUSE R5 - CLUSTER TOWNHOUSE R6 - CLUSTER HOUSING ALL FORMS R7 - SENIOR'S HOUSING R8 - MEDIUM DENSITY/LOW RISE APTS. R9 - MEDIUM TO HIGH DENSITY APTS. R10 - HIGH DENSITY APARTMENTS R11 - LODGING HOUSE
 DA - DOWNTOWN AREA RSA - REGIONAL SHOPPING AREA CSA - COMMUNITY SHOPPING AREA NSA - NEIGHBOURHOOD SHOPPING AREA BDC - BUSINESS DISTRICT COMMERCIAL AC - ARTERIAL COMMERCIAL HS - HIGHWAY SERVICE COMMERCIAL RSC - RESTRICTED SERVICE COMMERCIAL CC - CONVENIENCE COMMERCIAL SS - AUTOMOBILE SERVICE STATION ASA - ASSOCIATED SHOPPING AREA COMMERCIAL
 OR - OFFICE/RESIDENTIAL OC - OFFICE CONVERSION RO - RESTRICTED OFFICE OF - OFFICE | <ul style="list-style-type: none"> RF - REGIONAL FACILITY CF - COMMUNITY FACILITY NF - NEIGHBOURHOOD FACILITY HER - HERITAGE DC - DAY CARE
 OS - OPEN SPACE CR - COMMERCIAL RECREATION ER - ENVIRONMENTAL REVIEW
 OB - OFFICE BUSINESS PARK LI - LIGHT INDUSTRIAL GI - GENERAL INDUSTRIAL HI - HEAVY INDUSTRIAL EX - RESOURCE EXTRACTIVE UR - URBAN RESERVE
 AG - AGRICULTURAL AGC - AGRICULTURAL COMMERCIAL RRC - RURAL SETTLEMENT COMMERCIAL TGS - TEMPORARY GARDEN SUITE RT - RAIL TRANSPORTATION
 "h" - HOLDING SYMBOL "D" - DENSITY SYMBOL "H" - HEIGHT SYMBOL "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-9688 CM

MAP PREPARED:
2024/02/13 RC

1:800
0 4 8 16 24 32 Meters