

PLANNING & ENVIRONMENT COMMITTEE

200 ALBERT STREET, LONDON

November 13, 2023



Outline

- Background
- Existing Conditions
- Planning Controls
- Development Proposal
- Required Planning Approvals
- Requested Changes to Site-Specific Regulations
- Question and Answer

● Background

- 192-196 Central Avenue, London
- 12/13 storey apartment building with 126 residential units
- Integrated 2 storey townhouses at base of building
- 2 levels of UG parking with a total of 68 parking stalls
- Zoning By-Law Amendment application recently made to permit proposed building height and site specific lot development standards



● Existing Conditions

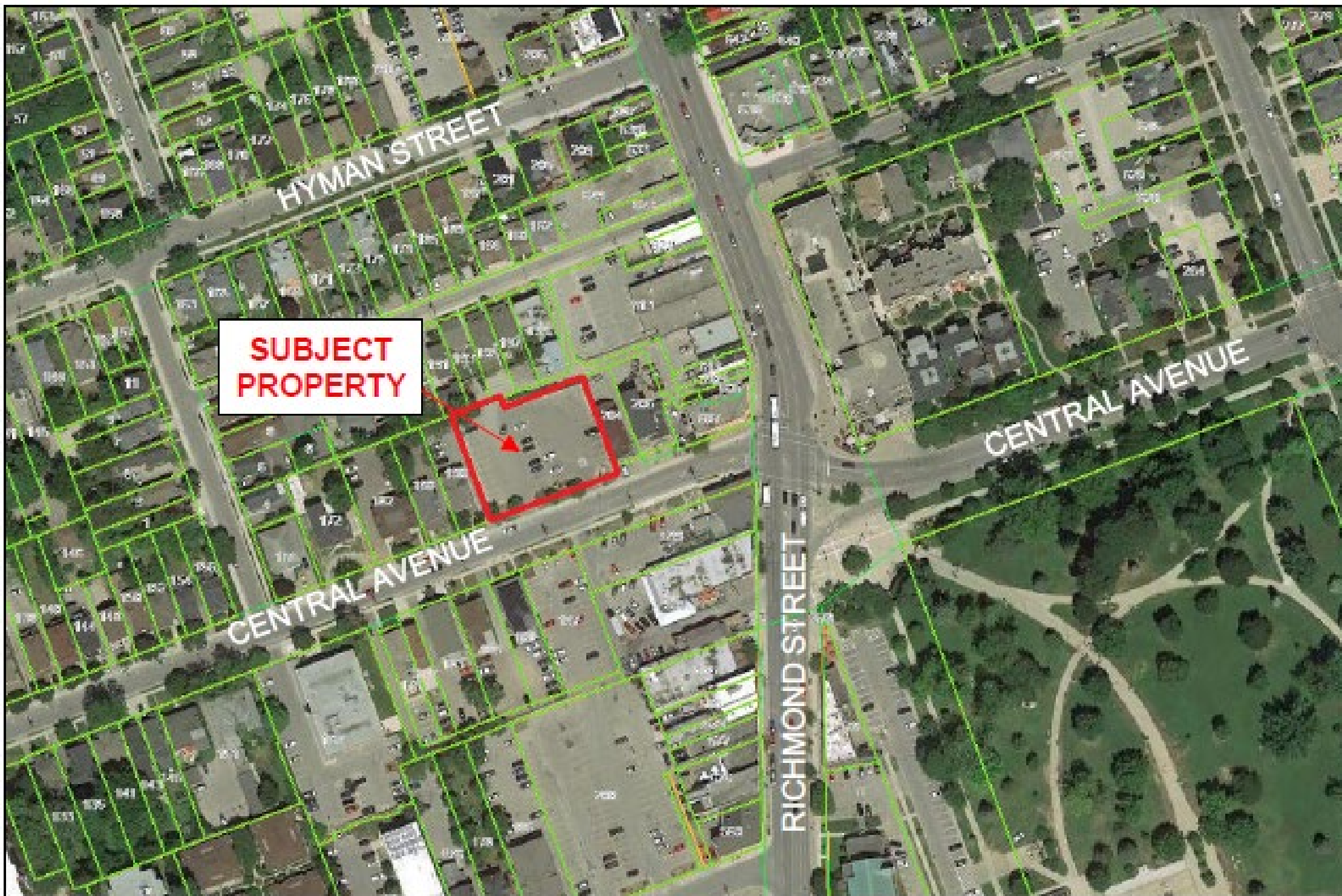


Figure 1: Aerial Imagery of the Subject Lands (Source: GeoWarehouse)

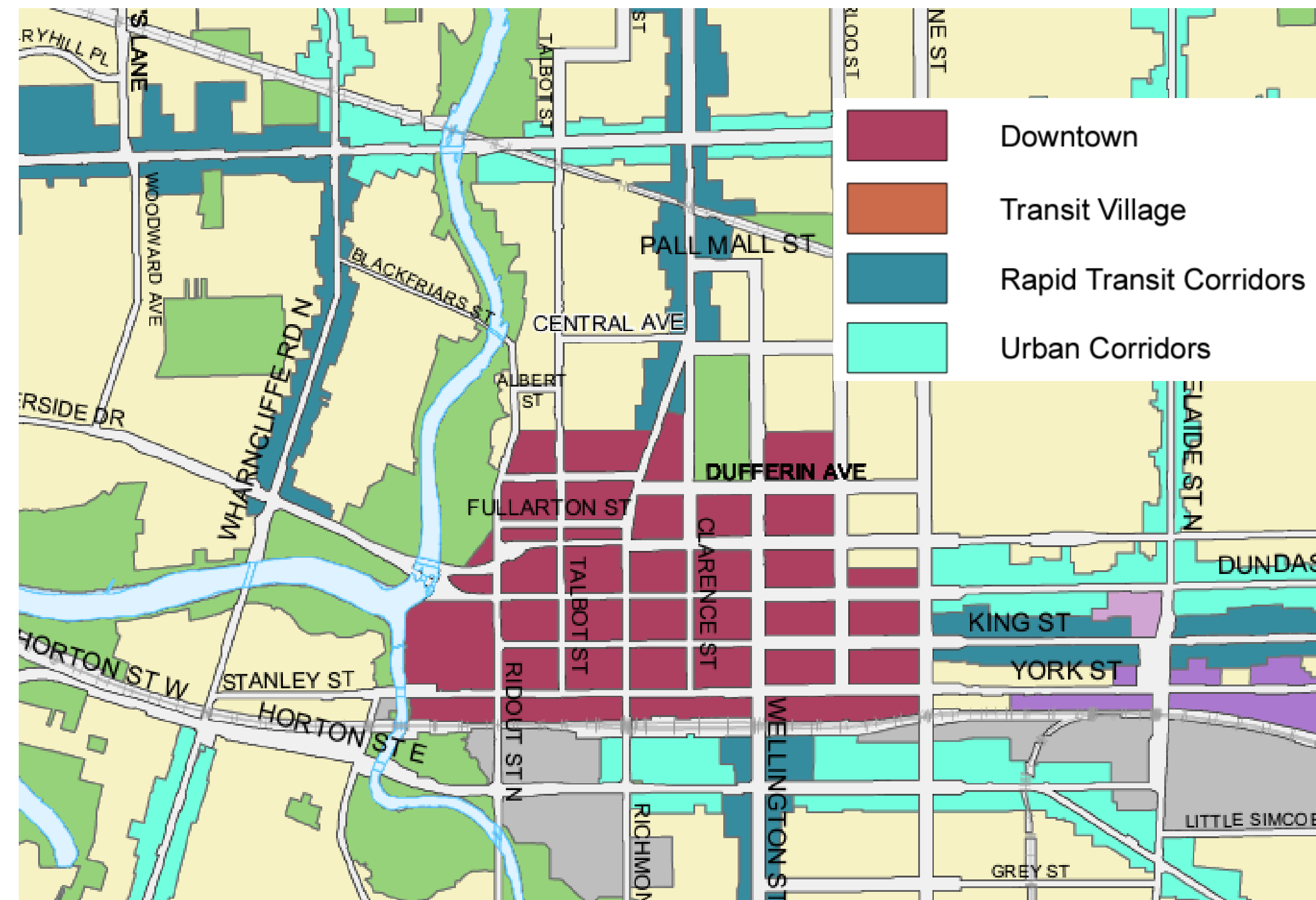


Figure 2: Street View Image of the Subject Lands facing North from Central Avenue (Source: Google Street View, December 2022)



Existing Planning Controls

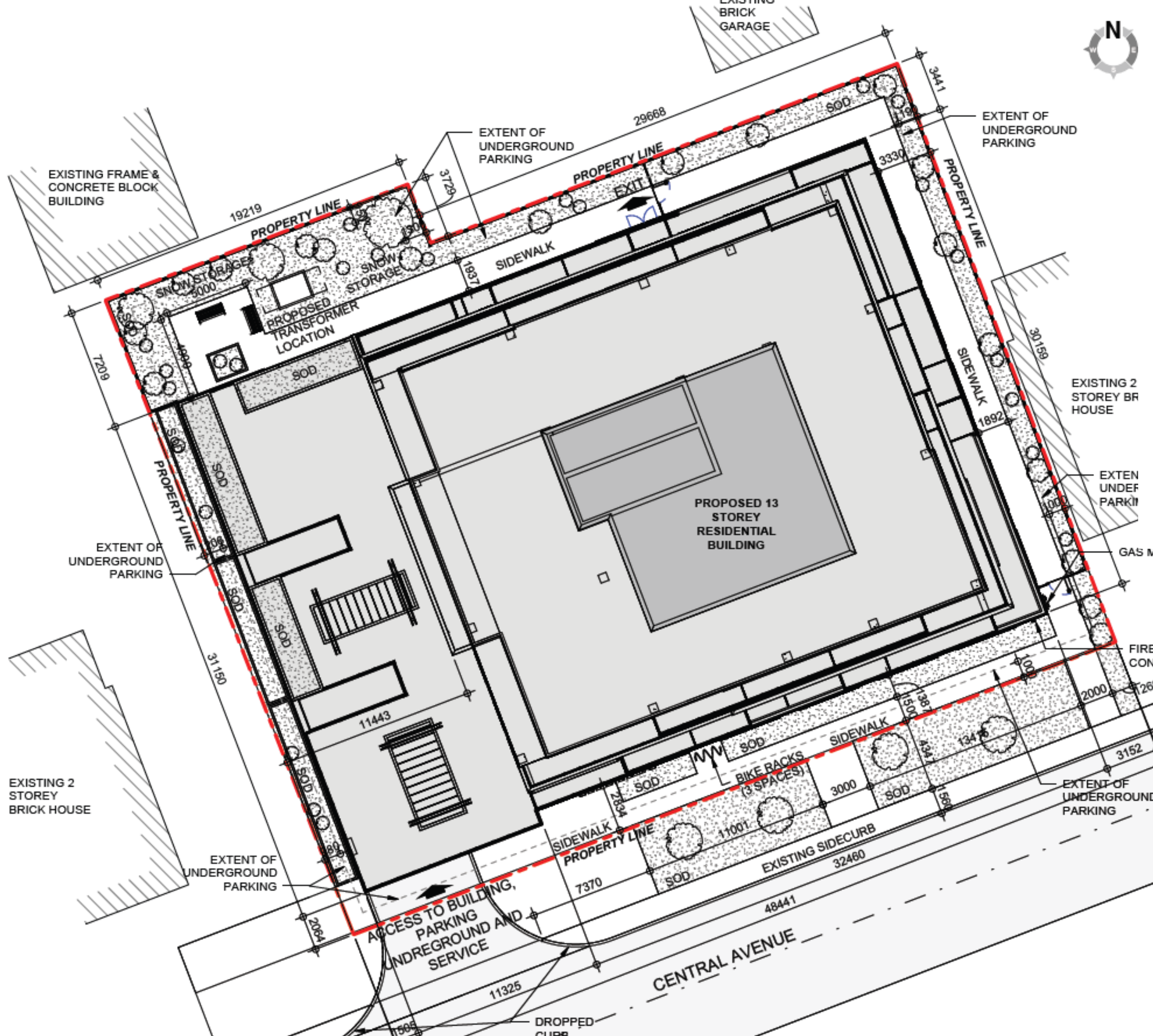
- London Plan: Neighbourhoods and Rapid Transit Corridor Place Type
Mix of land uses are encouraged, including apartment buildings
 - Max 14 in height permitted
 - No units per hectare density maximum
- High Density Residential Overlay (1989 Plan)
- Existing Zoning: Residential R10 + Temporary T-70 Zone (to permit surface parking lot use), which currently permits a max height of 8 storeys



● Development Proposal

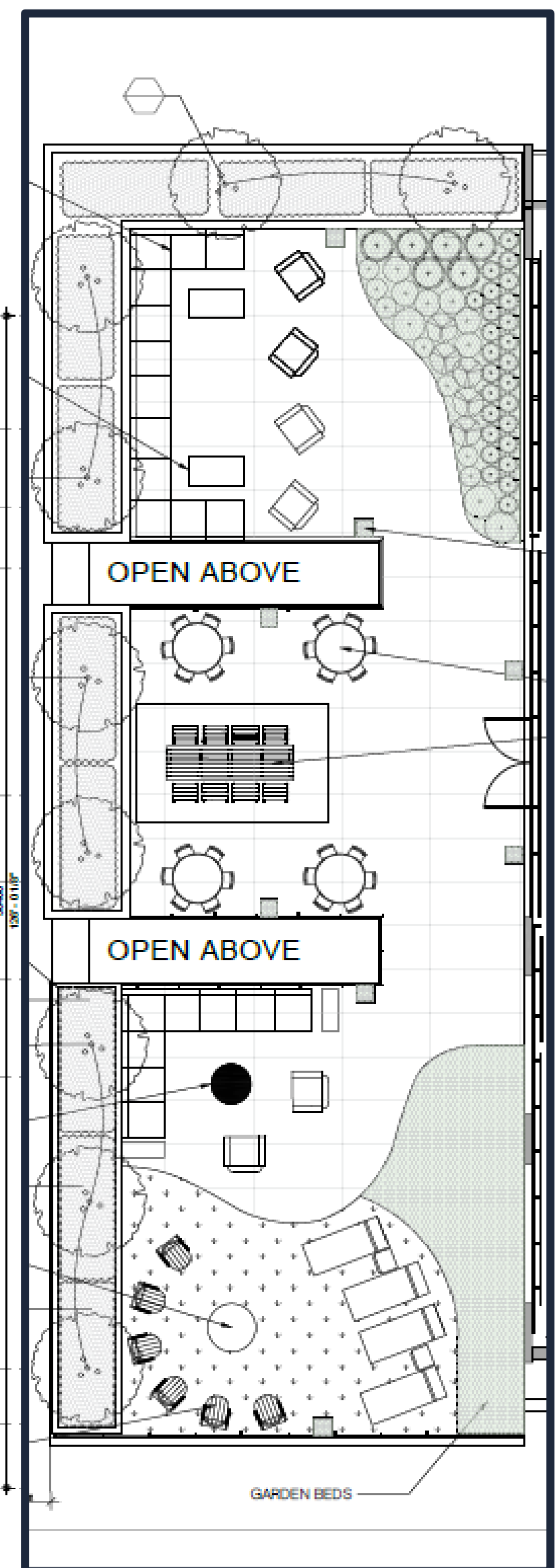
- 13 Storey Residential Apartment Building
- 126 Total Units, including a mix of:
 - Two storey “townhouse” Units
 - Studio Units
 - One- bedroom
 - Two-bedroom
- 68 parking stalls
- 114 bicycle parking stalls
- Indoor and outdoor amenity spaces (~570 sq. m)





BUILDING DATA	PROPOSED
BUILDING AREA	1,312.38m ²
BUILDING COVERAGE AREA	70.48%
BUILDING HEIGHT (m)*	42.9m
TOTAL NUMBER OF RESIDENTIAL UNITS	126
DENSITY	126 units (678 units per hectare)
TOTAL GROSS FLOOR AREA (m ²)	10,632m ²
RESIDENTIAL AREA (m ²)	9,494m ²
COMMERCIAL AREA (m ²)	
SETBACKS	PODIUM
FRONT YARD (m)	3m from property line 1.5m from road widening
INTERIOR WEST SIDE YARD (m)	12.43m
INTERIOR EAST SIDE YARD (m)	3.16m
REAR YARD (m)	3.43m

BUILDING STATISTICS							
AMENITY FLOOR	LEVEL DESIGNATION	RESIDENTIAL AREA		AMENITY (EXCL. BALCONIES)		GFA	
		m2	ft2	m2	ft2	m2	ft2
ROOF	ROOF	0.0	0.0	0.0	0.0	0.0	0.0
MECHANICAL	LEVEL 14	0.0	0.0	0.0	0.0	124.5	1340.7
	LEVEL 13	673.3	7790.9	0.0	0.0	691.0	7437.8
	LEVEL 12	673.3	7790.9	0.0	0.0	691.0	7437.8
TOWER	LEVEL 11	673.3	7790.9	0.0	0.0	691.0	7437.8
	LEVEL 10	723.7	7790.9	0.0	0.0	691.0	7437.8
	LEVEL 9	804.5	9109.4	0.0	0.0	853.7	9189.1
	LEVEL 8	804.5	9109.4	0.0	0.0	853.7	9189.1
	LEVEL 7	804.5	9109.4	0.0	0.0	853.7	9189.1
	LEVEL 6	804.5	9109.4	0.0	0.0	853.7	9189.1
	LEVEL 5	844.6	9109.4	0.0	0.0	853.7	9189.1
	LEVEL 4	850.1	9109.4	0.0	0.0	853.7	9189.1
	LEVEL 3	786.6	8480.8	57.6+271.6=329.2	3543.4	854.1	9193.4
	LEVEL 2	596.5	6417.4	239.5	2577.9	928.5	9994.2
GROUND FLOOR	LEVEL 1	455.5	4923.4	0.0	0.0	838.8	9028.7
UNDERGROUND PARKING	LEVEL P1	0.0	0.0	0.0	0.0	1673.9	18017.7
	LEVEL P2	0.0	0.0	0.0	0.0	1673.9	18017.7
TOTALS		9494.9	102202.3	568.7	6121.4	13979.9	150478.4





Planning Approvals

Zoning By-Law Amendment Application submitted to permit:

- Building Height (13 Storeys / 47.8 m)
- Front Yard Setback of 3 m
- Side Yard Setbacks (1.5 m to raised amenity area, 12.4 to main building)
- Rear Yard Setback of 3.4 m
- Landscape Open Space coverage of 14.7% (excludes raised amenity area)
- Maximum coverage of 70.5%

City Planning Staff have recommended additional regulations related to building setbacks above the podium and a maximum Gross Floor Area of 875 sq. m for tower levels of the development, which are discussed on the following slides

Impact of Proposed Regulations

v. INTERIOR SIDE YARD - WEST 12.4m TO MAIN BUILDING

- Main building is clear of 12.4m setback
- Balcony is within.

vi. INTERIOR SIDE YARD SETBACK TO RAISED AMENITY SPACE 1.5m TO MAIN BUILDING

- Raised amenity space is clear of 1.5m setback

vii. REAR YARD SETBACK 3.4m (min.)

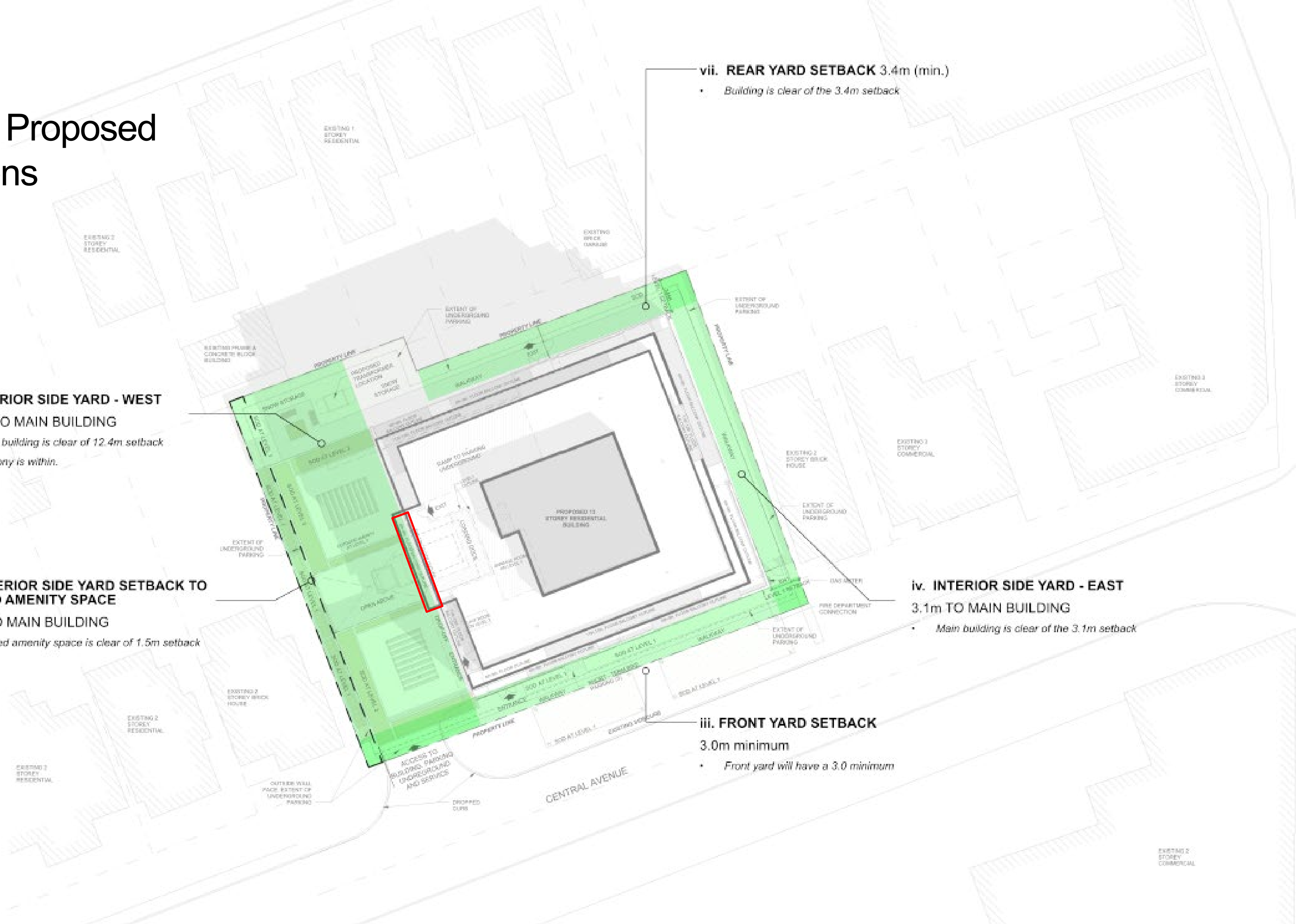
- Building is clear of the 3.4m setback

iv. INTERIOR SIDE YARD - EAST 3.1m TO MAIN BUILDING

- Main building is clear of the 3.1m setback

iii. FRONT YARD SETBACK 3.0m minimum

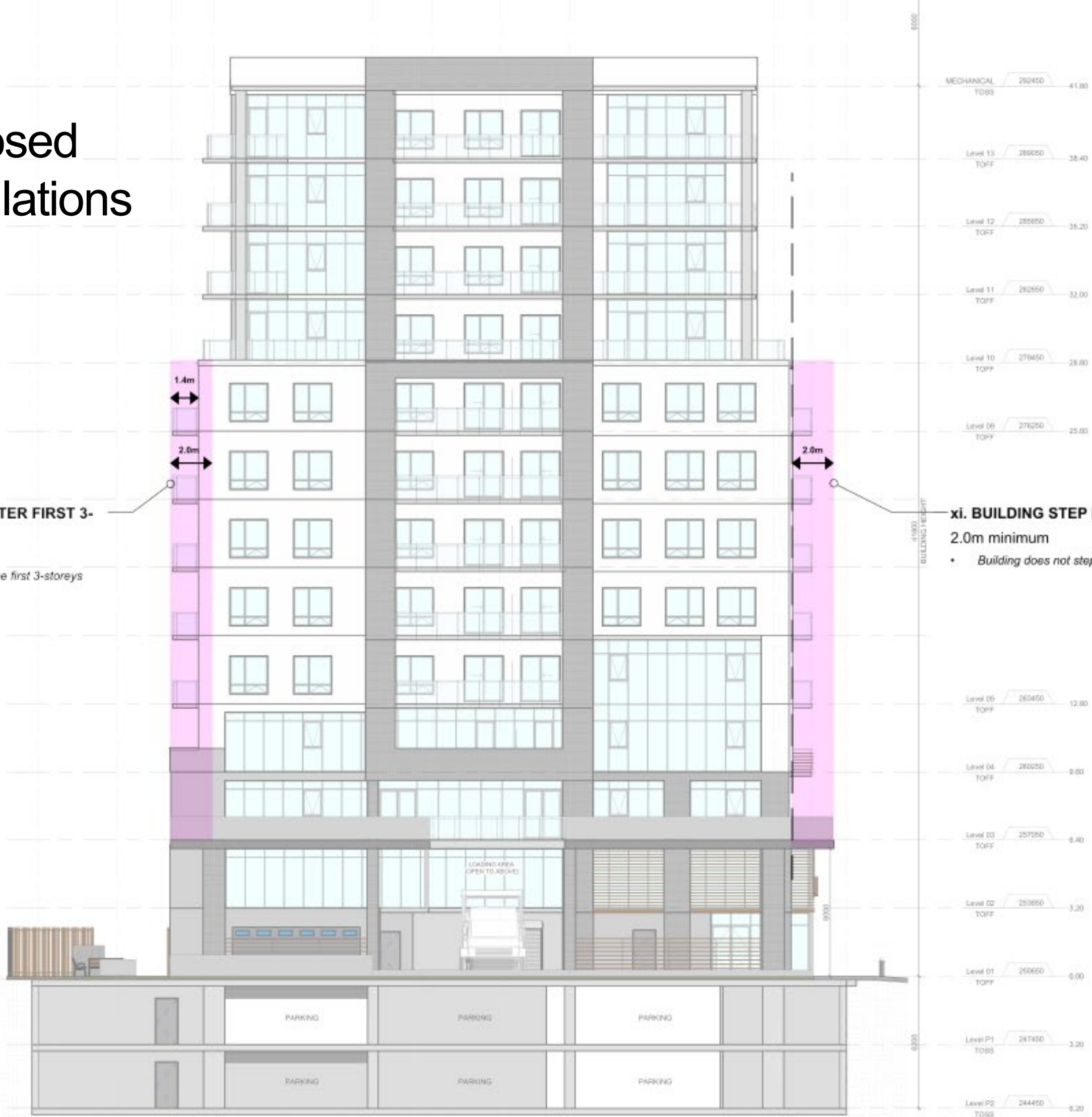
- Front yard will have a 3.0 minimum



Impact of proposed Stepback Regulations

xii. BUILDING STEP BACK AFTER FIRST 3-STOREYS FOR THE REAR
 2.0m minimum
 • Building does not step back after the first 3-storeys

xi. BUILDING STEP BACK AFTER FIRST 3-STOREYS
 2.0m minimum
 • Building does not step back after the first 3-storeys



● Recommendations

- Recommend approval of the application, as proposed by the Zoning By-Law Amendment application, subject to the following modifications:
 - Remove special regulation requiring stepbacks to the front and rear façade above the podium
 - Permit balconies to encroach 1.5 m into the western side yard setback (main building setback)
 - Clarify the by-law to require a front yard setback is 3 m from the existing lot line or 1.5 m from the widened street

Thank You!

March 15, 2023

