



Zelinka Priamo Ltd.

LAND USE PLANNERS

November 29, 2024

Planning and Environment Committee
c/o Heather Lysynski (Committee Clerk)
City of London
300 Dufferin Street, London, ON
N6A 4L9

Attention: Chair Lehman & Committee Members

**Re: PEC, December 3rd, 2024, Item 3.12
Official Plan and Zoning By-law Amendment
RAND Developments
415 Oxford Street West**
City File: OZ-9789
Our File: RND/LON/23-01

On behalf of RAND Developments, we are pleased to provide the following information for your consideration regarding the Official Plan and Zoning By-law Amendment (OPA/ZBA) application for the proposed 22-storey, 704-unit mixed-use development at 415 Oxford Street West.

It is our professional opinion that the OPA/ZBA application is appropriate, represents good land use planning, and is in the public interest. We therefore respectfully encourage PEC to recommend approval of this application.

The existing policies of The London Plan relating to development along high-order transit routes generally support a development of this nature and scale. It is important to consider the development of these lands for their full potential given their location along a *Rapid Transit Boulevard*, as they represent a significant infill opportunity within the City.

A strong and recurring theme of The London Plan is to encourage appropriate intensification and redevelopment, specifically along planned high-order transit routes. Land uses planned along *Rapid Transit Boulevards* are specifically intended to take advantage of the relationship between transit and land use, permitting increased building heights. While the subject lands are within the *Neighbourhoods* Place Type, they maintain an active connection to Oxford Street West, and for all intents and purposes, function as *Rapid Transit Corridor* lands. This is reinforced by the proximity of the future planned rapid transit station at Oxford Street West and Beaverbrook Avenue, approximately 80 metres east of the subject lands.

The planned context for this area of the City is for significant residential intensification. The lands to the west and south of the subject lands are located within the Council-

approved TSA1 zone, permitting building heights of up to 25-storeys; and, the lands to the north and west have been Council-approved for building heights of up to 18-storeys through a site-specific OPA/ZBA application. As such, the subject lands are surrounded by properties with permissions for significant heights and densities.

The staff report suggests that the application may be considered premature; however, it also acknowledges the need for coordination with the landowner to the north to establish servicing connections. It is our professional opinion that the timing of this OPA/ZBA application is appropriate, as it provides the opportunity for informed and collaborative coordination discussions, ensuring that servicing can be designed to support the proposed density. Undertaking detailed servicing design prior to this application would be impractical.

We have no concerns with the holding provisions recommended by City staff to ensure the creek channel and stormwater works are completed prior to development, and to ensure that servicing and access from the adjacent Draft Plan of Subdivision have been accepted. The proposed by-laws, attached to this letter, include holding provisions to address these matters.

It is acknowledged that City staff have raised several Key Issues in relation to this application; however, the majority of these issues are largely technical in nature and can be satisfied throughout the Site Plan Approval process and recommended holding zones.

We thank you for the opportunity to provide the above information in advance of the December 3rd, 2024 PEC meeting, and look forward to your consideration of the OPA/ZBA. We believe that the proposed development will be a positive addition to the neighbourhood and will provide much needed housing opportunities in a manner and location consistent with The London Plan.

Please do not hesitate to contact the undersigned should you have any questions or concerns.

Kind regards,

ZELINKA PRIAMO LTD.



Taylor Whitney, CPT
Intermediate Planner

cc. Randy Mackay, Rand Developments

AMENDMENT NO. #
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of the 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 a maximum building height of 22-storey, subject to the policies for Specific Area Policies contained in the Our Tools part of the Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 415 Oxford Street West in the City of London.

C. BASIS OF THE AMENDMENT

The site-specific amendment would allow for two, 22-storey mixed-use buildings on the subject lands, with a maximum density of 280 units per hectare. The recommended amendment is consistent with the Provincial Policy Statement, 2020 (PPS), which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of residents, present and future. The recommended amendment conforms to the Official Plan, The London Plan, including but not limited to Key Directions, City Design and Building policies, and will facilitate a built form that contributes to achieving a compact, mixed-use City. The recommended amendment facilitates the development of a site within the Built-Area Boundary with an appropriate form of infill development at an intensity that is appropriate and compatible for the site and surrounding neighbourhood.

D. THE AMENDMENT

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

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

10()_415 Oxford Street West

In the Neighbourhoods Place Type located at 415 Oxford Street West, a broad range of residential dwelling types are permitted, including townhouses, stacked townhouses, back-to-back stacked townhouses, and apartment buildings. Residential buildings up to a maximum height of 22-storeys may be permitted along the portion of the property facing Oxford Street West, with primary entrances and building orientation

facing Oxford Street West. Beyond this, building heights will transition downward from the Oxford Street West right-of-way and Mud Creek channel. Townhouses, stacked townhouses, back-to-back stacked townhouses, and apartment buildings are permitted with a maximum height of 8-storeys towards the northerly portion of the lands. Small-scale commercial and retail uses are permitted on the ground floor throughout the subject lands.

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 415 Oxford Street West in the City of London, as indicated on “Schedule 1” attached hereto.

DRAFT

Bill No. #
2024

By-law No. Z.-1-#

A by-law to amend By-law No. Z.-1 to
rezone an area of land located at 415
Oxford Street West

WHEREAS RAND Developments Inc. c/o Zelinka Priamo Ltd. has applied to rezone an area of land located at 415 Oxford Street West, as shown on the map attached to this by-law, as set out below;

WHEREAS upon approval of Official Plan Amendment Number # this rezoning will conform to the Official Plan;

NOW 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 415 Oxford Steet West as shown on the attached map, **FROM** a Commercial Recreation (CR) Zone and Open Space (OS4) **TO** a Holding Residential R10 Special Provision h-118*h-()*R10-3()*H76*D280 Zone and Open Space (OS4) Zone.

2. Section Number 3.8 2) of the Holding "h" Zone is amended by adding the following Holding Provision:

h-() Purpose: To ensure adequate provision of municipal services and primary vehicular access are provided, the "h-()" shall not be lifted until municipal servicing and primary vehicular access are adequately addressed through future planning applications or alternative solutions to the satisfaction of the General Manager of Planning and Development.

3. Section Number 14.4 of the Residential R10 Zone is amended by adding the following Special Provisions:

R10-3() 415 Oxford Street West

a) Additional Permitted Uses

- i) Convenience store
- ii) Medical/dental offices
- iii) Offices
- iv) Personal Service Establishments
- v) Restaurants
- vi) Retail store

b) Regulations

- i) For the purpose of this by-law the front lot line shall be interpreted as the northerly lot line shared between 415 Oxford Street West and 323 Oxford Street West
- ii) Height (Maximum) – 76.0 metres
- iii) Density (Maximum) – 280 units per hectare
- iv) Front Yard Setback (Minimum) – 3.0 metres
- v) Interior Side Yard Setback (Minimum) – 11.0 metres
- vi) Rear Yard Setback (Minimum) – 5.0 metres
- vii) Lot Coverage (Maximum) – 50%
- viii) Office floor area (Maximum) – 500 square metres
- ix) Ground floor height facing Oxford Street West (Minimum) – 4.0 metres
- x) Principal building entrances will be oriented towards Oxford Street 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 the by-law or as otherwise provided by the said section.