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OZ-8371  
Mike Davis

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>APPLICATION BY: 2386225 ONTARIO LTD. 321 CENTRAL AVENUE AND 585 AND 581 WATERLOO STREET PUBLIC PARTICIPATION MEETING ON SEPTEMBER 23, 2014</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of 2386225 Ontario Ltd. relating to the properties located at 321 Central Avenue and 585 and 581 Waterloo Street:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on September 30, 2014 to amend the Official Plan to change the designation of the subject lands **FROM** a Low Density Residential designation, **TO** a Multi-Family, High Density Residential designation;
  
- (b) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on September 30, 2014 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** an Office Residential Special Provision (OR(1)•D75•H12) Zone and a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone **TO** an Office Residential Special Provision Bonus (OR(1)•D75•H12•B(\*)) Zone and a Residential R3 Special Provision/Office Conversion Bonus (R3-2(6)/OC2•B(\*)) Zone which will facilitate a development design which includes a 6-storey (20m tall) residential apartment building with a maximum of 35 residential apartment units and underground parking; which shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:
  - A building design which, with minor variations at the discretion of the Managing Director, Planning and City Planner, is generally consistent with the Site Plan and Illustrations attached hereto as Schedule "1", and includes an architecturally differentiated base, middle and top:
    - With the base consisting of the portion of the facades between the ground floor and the top of the 3<sup>rd</sup> floor; positioned at, or near, the front and exterior lot lines along Waterloo Street and Central Avenue, generally in line with the established street wall; incorporating architectural detail which creates a prominence at the corner of Waterloo Street and Central Avenue; including apartment units which appear as "townhouses" spanning the length of both the Waterloo Street and Central Avenue street-facing facades; with individual entrances to each "townhouse" unit provided directly to the street; including architectural elements or canopies projecting above pedestrian entrances at street level; including patios and/or amenity space in front of each "townhouse" unit; with specific architectural detail provided to pronounce the primary building entrance along the northern building façade and accentuate the entrance;
  
    - With the middle portion consisting of the portion of the facades between the top of the base and the top of the 4<sup>th</sup> floor; including building step-backs at the 4<sup>th</sup> floor with outdoor terraces provided which may include a combination of soft landscaping, passive amenity space, and vegetated green roofing;

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**OZ-8371**  
**Mike Davis**

- With the top consisting of the portion of the facades above the top of the 4<sup>th</sup> floor; employing building step-backs on the 5<sup>th</sup> floor to provide for outdoor terraces; incorporating an internal communal amenity space with the exterior facades comprised of primarily transparent glazing in order to provide for views into and out of the building to animate the upper floors of the building; using attractive materials and architectural details to screen all mechanical elements located above the 6<sup>th</sup> floor;
  - Locating waste and recycling facilities within the proposed building screened from views of adjacent properties and the public realm;
  - Locating all parking facilities below-grade within the proposed building screened from views of adjacent properties and the public realm;
  - Providing barrier-free access to all floors (to the extent feasible to facilitate access and use);
  - Reclamation of suitable building materials such as windows, doors, mouldings, columns, bricks, etc. for potential reuse in the new building on the site or as replacement components for other buildings in the neighbourhood which require repair and restoration over time is required.
- (c) The Site Plan Approval Authority **BE REQUESTED** to implement, through the site plan approval process, the design features recommended in part (b) above and also consider, where possible:
- i) Additional building step-backs on the southern façade to provide transition in scale between the proposed building and the buildings to the south along Waterloo Street;
  - ii) Opportunities to further include fenestration on the four-storey portion of the west façade in order to add interest to the largely blank façade;
  - iii) The addition of fenestration to the building stairways to enhance views out and to further animate the building's exterior elevations;
  - iv) Further accentuating the main building entrance in order to differentiate it from individual unit entrances;
  - v) Maximizing the landscaped/visual buffer along the property's southerly property line to minimize the impact of the vehicular access route on the neighbouring 2-storey office/residential property;
  - vi) The application of brick banding and corbelling in reference to the heritage character of the surrounding heritage homes;
- (d) **IT BEING NOTED THAT** a related report regarding the proposed demolition of buildings located at 321 Central Avenue and 581 Waterloo Street and a Heritage Alteration Permit for the proposed development located at 321 Central Avenue and 585-581 Waterloo Street will be presented at the September 23, 2014 meeting of the Planning and Environment Committee from the London Advisory Committee on Heritage (LACH) from its meeting held on September 10, 2014.

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**OZ-8371**  
**Mike Davis**

**PURPOSE AND EFFECT OF RECOMMENDED ACTION**

The recommended amendments would result in the subject lands being re-designated from “Low Density Residential” to “Multi-Family, High Density Residential” and rezoned to include a bonus zone which would allow for the development of a six (6) storey residential apartment building which may contain up to 35 apartment units. The height and density increases provided by way of the bonus zone will be permitted in return for the construction of a specified architectural design which includes underground parking and appropriate variation in the massing and materials of components of the building to ensure the ultimate built form is compatible with the low-rise heritage character of the surrounding area.

**RATIONALE**

- i) The recommended amendments are consistent with the policies of the Provincial Policy Statement (PPS), 2014, which promote, at appropriate locations, intensification, redevelopment and compact form in order to minimize land consumption and servicing costs and provide for a range of housing types and densities in order to meet projected requirements of current and future residents;
- ii) The recommended amendments are supported by the objectives of the City of London Official Plan which encourage the development of Multi-Family, High Density Residential uses at locations which enhance the character and amenity of the residential neighbourhood and where arterial streets, public transit, shopping facilities, public open space, and recreational facilities are easily accessible; and where there are adequate municipal services to accommodate the development;
- iii) The recommended amendment is supported by the objectives of the City of London Official Plan which promote, in the design of Multi-Family, High Density Residential developments, sensitivity to the scale and character of the surrounding built environment;
- iv) The proposed development is of a height, scale and intensity which is consistent with the criteria for development within the Multi-Family, High Density Residential designation in Central London;
- v) Based on a review of the existing and proposed built form, massing and architectural treatments, it has been demonstrated that the proposed development is sensitive to, compatible with, and a good fit within the surrounding neighbourhood;
- vi) The recommended amendment will result in a development which incorporates architectural details and a built form which is sensitive to its heritage context, established through site’s location within the West Woodfield Heritage Conservation District;
- vii) The proposed development will result in the rehabilitation and redevelopment of a vacant brownfield site through which the City will experience a range of economic, environmental and social benefits;
- viii) The recommended amendments and the required demolition of two Class ‘C’ structures will not compromise the overall integrity of the West Woodfield Heritage Conservation District and apply to a unique situation in which demolition should be considered to support the City’s objectives regarding brownfield remediation and intensification in Core neighbourhoods in proximity to the downtown.

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OZ-8371  
Mike Davis



**LOCATION MAP**

Subject Site : 321 Central Ave and  
581-585 Waterloo St  
Applicant: BJ Hardick Professional Corp  
File Number : OZ-8371

Planner : MD  
Created By : MB  
Date : 2014/08/14  
Scale : 1:2000

**Legend**

Subject Site

Prepared by : Graphics & Information Services , Planning Division  
Corporation of the City of London  
File=planning\projects\p\_locationmaps\MXD's



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**OZ-8371**  
**Mike Davis**

<b>BACKGROUND</b>
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<b>Date Application Accepted:</b> May 30, 2014	<b>Agent:</b> MHBC Planning
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**REQUESTED ACTION:**

Change the land use designation **FROM** “Low Density Residential” **TO** “Multi-Family, High Density Residential”.

Change to Zoning By-law Z.-1 **FROM** an Office Residential Special Provision (OR(1)•D75•H12) Zone which permits Office-Apartment Buildings, Type 2 Group Homes, Class 2 Lodging Houses, Offices, and Medical/Dental Offices up to a maximum height of 12 metres and a maximum density of 75 units per hectare, and a Residential R3 Special Provision Office Conversion (R3-2(6)/OC2) Zone which permits Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings, Triplex Dwellings, Converted Dwellings, Fourplex Dwellings and Professional and Service Offices in existing buildings together with at least one dwelling unit, **TO** a Residential R10 Special Provision (R10-3(\_)) Zone which would permit Apartment Buildings, Class 2 Lodging Houses, Senior Citizens Apartment Buildings, Handicapped Persons Apartment Buildings and Continuum-of-Care Facilities up to a maximum height of 20 metres, a maximum density of 250 units per hectare with special provisions to permit the following development regulations: front yard setback (0.0m); exterior side yard setback (0.0m); rear yard setback (0.0m); and, lot coverage (55%).

**SITE CHARACTERISTICS:**

- **Current Land Use**
  - 321 Central Avenue: 2.5-storey detached dwelling
  - 581 Waterloo Street: 2.5-storey detached dwelling
  - 585 Waterloo Street: Vacant (former gas station)
- **Frontage** – 40.7m
- **Depth** – 41.1m
- **Area** – 1,672m<sup>2</sup>
- **Shape** – Square

**SURROUNDING LAND USES:**

- **North** – Converted single detached dwellings
- **South** – Converted single detached dwellings
- **East** – Converted single detached dwellings
- **West** – 8-storey apartment building

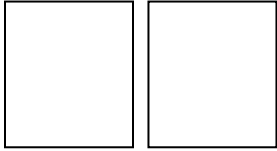
**OFFICIAL PLAN DESIGNATION:** (refer to Official Plan Map on page 6)

- Low Density Residential

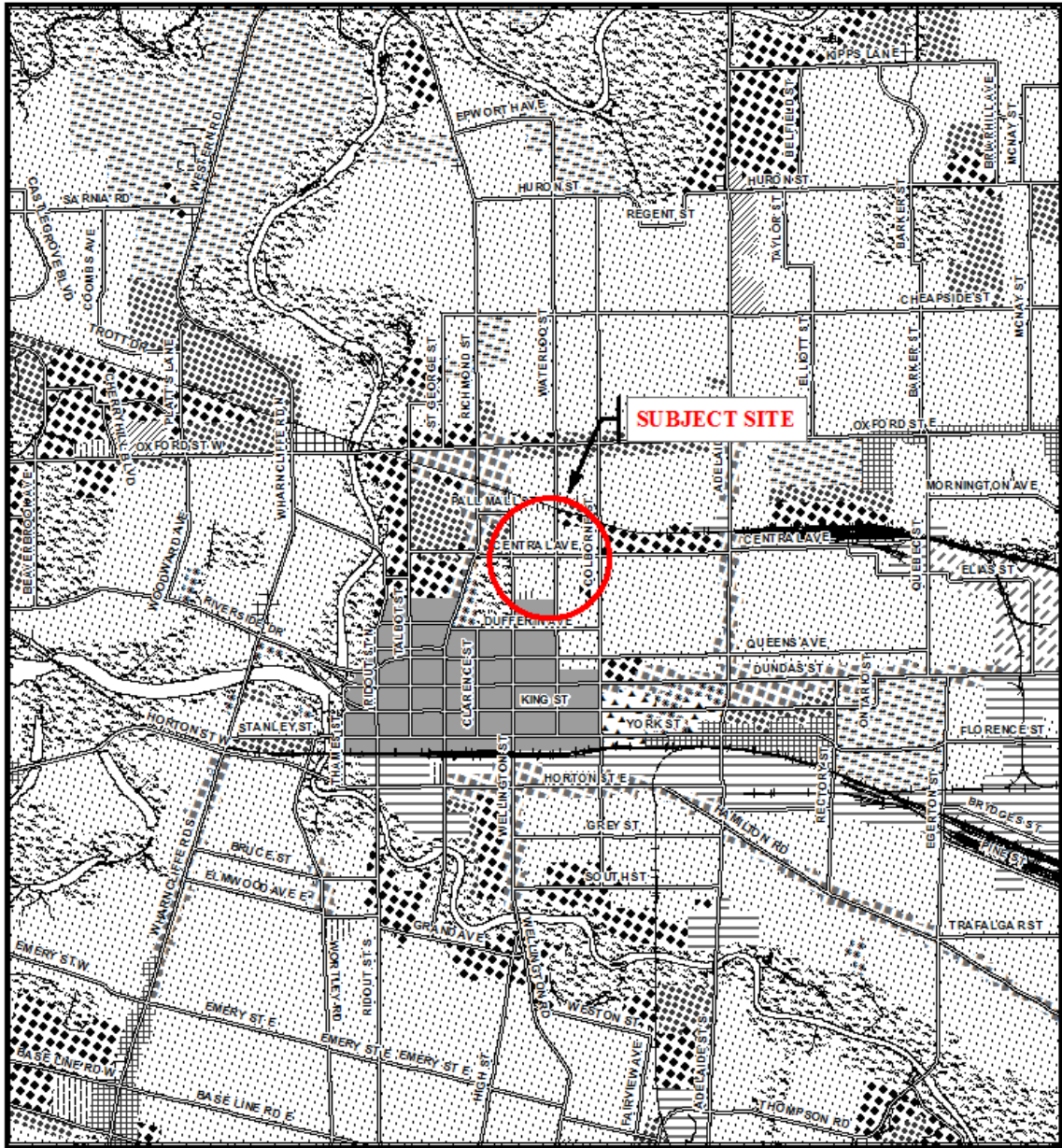
**EXISTING ZONING:** (refer to Zoning Map on page 7)

- Office Residential Special Provision (OR(1)•D75•H12) Zone and a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone



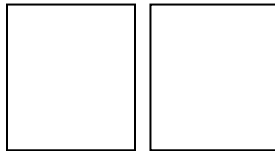


OZ-8371  
Mike Davis

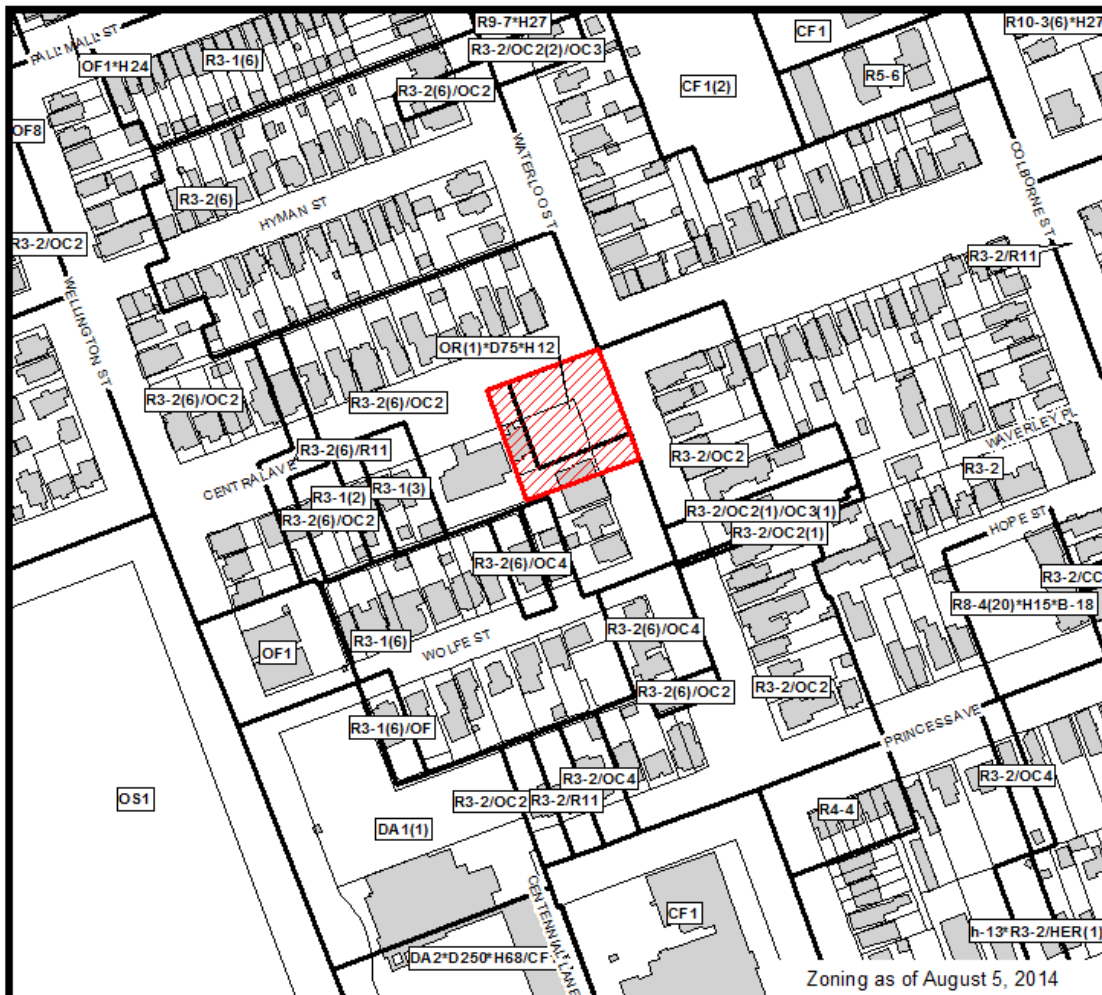


<b>Legend</b>		<ul style="list-style-type: none"> <li> Office/Residential</li> <li> Office Business Park</li> <li> General Industrial</li> <li> Light Industrial</li> <li> Regional Facility</li> <li> Community Facility</li> <li> Open Space</li> <li> Urban Reserve - Community Growth</li> <li> Urban Reserve - Industrial Growth</li> <li> Rural Settlement</li> <li> Environmental Review</li> <li> Agriculture</li> <li> Urban Growth Boundary</li> </ul>
<ul style="list-style-type: none"> <li> Downtown</li> <li> Wonderland Road Community Enterprise Corridor</li> <li> Enclosed Regional Commercial Node</li> <li> New Format Regional Commercial Node</li> <li> Community Commercial Node</li> <li> Neighbourhood Commercial Node</li> <li> Main Street Commercial Corridor</li> <li> Auto-Oriented Commercial Corridor</li> <li> Multi-Family, High Density Residential</li> <li> Multi-Family, Medium Density Residential</li> <li> Low Density Residential</li> <li> Office Area</li> </ul>		
<p><b>CITY OF LONDON</b> Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: OZ-8371</p> <p>PLANNER: MD</p> <p>TECHNICIAN: MB</p> <p>DATE: 2014/08/14</p>

PROJECT LOCATION: e:\planning\projects\p\_officialplan\work\cons\100\excerpts\mxd\_templates\scheduleA\_b&w\_8x14\_with\_SWAP.mxd



OZ-8371  
Mike Davis



Zoning as of August 5, 2014



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: OR(1)\*D75\*H12 and R3-2(6)/OC2**

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

- 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

- 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, ENVIRONMENTAL AND ENGINEERING SERVICES

**ZONING BY-LAW NO. Z-1 SCHEDULE A**



FILE NO:  
OZ-8371 MD

MAP PREPARED:  
2014/08/14 MB

1:3,000  
0 15 30 60 90 120 Meters

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OZ-8371  
Mike Davis

<b>PLANNING HISTORY</b>
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**Supertest Gas Station:**

In 1936, the Supertest Gas Company constructed a gas station on a portion of this site municipally known as 585 Waterloo Street. According to the Heritage Impact Assessment submitted by the applicant, *“The cottage-style architecture of the gas station was a trademark in Ontario of the Supertest Petroleum Corp. Ltd. which was founded in London.”* This gas station was demolished in December of 1989 and the site at the corner of Waterloo Street and Central Avenue has remained vacant since that time. Important to note, the presence of the former gas station has resulted in contamination of the lands which requires remediation in order to facilitate its redevelopment to residential land uses.

**West Woodfield Heritage Conservation District:**

Beginning in 2007, the City of London initiated a comprehensive study to determine if the West Woodfield Neighbourhood warranted designation under Section 41 (Part V) of the Ontario Heritage Act as a Heritage Conservation District. This initial study determined that the West Woodfield Neighbourhood met the criteria of the City’s Official Plan in order to establish a Heritage Conservation District. Finalized in 2008, the City of London proceeded to prepare a Heritage Conservation District Plan and Guidelines in order to assist in the protection and conservation of the unique heritage attributes and character of the area. The purpose of the conservation plan is to establish a framework by which the heritage attributes of West Woodfield can be protected, managed and enhanced as the community evolves and changes over time.

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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**Wastewater and Drainage Engineering:**

*Wastewater and Drainage Division (WADE) has “No Objection” to this application.*

**Transportation Planning and Design:**

*Transportation issues including access design will be discussed in greater detail through site plan review.*

**Stormwater Management Unit:**

*No comment*

**Urban Forestry:**

*No comment*

**Urban Design:**

*Urban design staff has reviewed the proposed site plan for the above noted property and provide the following comments:*

- *Further examine the transition in scale between the proposed building and the buildings to the south along Waterloo Street in order to provide an appropriate transition between buildings.*
- *Explore opportunities to further include fenestration on the four storey portion of the west façade in order to add interest to the largely blank façade.*
- *Consider the addition of fenestration to the buildings stairways to enhance views out and to further animate the building’s exterior elevations;*



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**OZ-8371**  
**Mike Davis**

- Explore options to further accentuate the main building entrance in order to differentiate it from the individual unit entrances
- Maximize the landscaped/visual buffer along the project’s southerly property line to minimize the impact of the vehicular access route on the neighbouring 2 storey office/residential property.

**Urban Design Peer Review Panel:**

The Panel offers the following observations and comments as part of the proposed project’s official plan amendment and zoning bylaw amendment application:

1. Enhance the building’s principal entry to improve visual identification;
2. Extend fenestration around the north-west (levels 2 & 3) and north-east (levels 5 & 6) corners;
3. Consider the addition of fenestration to the buildings stairways to enhance views out and to further animate the building’s exterior elevations;
4. Explore alternate architectural design solutions for the east elevation at levels 5 and 6 in keeping with the quality of the design vocabulary of the project’s lower levels;
5. Continue development of the building’s elevations, and consider the application of brick banding and corbelling in reference to the heritage character of the surrounding heritage homes;
6. Maintain the existing deciduous tree in 321 Central Avenue’s front yard; and
7. Maximize the landscaped/visual buffer along the project’s southerly property line to minimize the impact of the vehicular access route on the neighbouring 2 storey office/residential property.

In consideration of the above comments, the Panel finds that the residential development proposed for 581 – 585 Waterloo Street and 321 Central Street, London, ON generally presents a built form on the site in keeping with the intent of the City of London’s Urban Design Principles.

**Upper Thames River Conservation Authority:**

The UTRCA has no objections to this application.

<b>PUBLIC LIAISON:</b>	On June 26, 2014 Notice of Application was sent to 100 property owners in the surrounding area. Notice of Application was also published in the <i>Public Notices and Bidding Opportunities</i> section of <i>The Londoner</i> on June 26, 2014. A “Possible Land Use Change” sign was also posted on the site.	21 replies were received <b>(11)</b> in support <b>(8)</b> in opposition <b>(2)</b> with mixed opinions
<b>Nature of Liaison:</b> The purpose and effect of this Official Plan and zoning change is to permit the development of a 6-storey (20m) residential apartment building to contain a maximum of up to 35 dwelling units. Possible amendment to the Official Plan to change the land use designation from “Low Density Residential” to “Multi-Family, High Density Residential”. Possible change to Zoning By-law Z.-1 <b>FROM</b> an Office Residential Special Provision (OR(1)•D75•H12) Zone which permits Office-Apartment Buildings, Type 2 Group Homes, Class 2 Lodging Houses, Offices, and Medical/Dental Offices up to a maximum height of 12 metres and a maximum density of 75 units per hectare, and a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone which permits Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings, Triplex Dwellings, Converted Dwellings, Fourplex Dwellings and Professional and Service Offices in existing buildings together with at least one dwelling unit, <b>TO</b> a Residential R10 Special Provision (R10-3(_)) Zone which would permit Apartment Buildings, Class 2 Lodging Houses, Senior Citizens Apartment Buildings, Handicapped Persons Apartment Buildings and Continuum-of-Care Facilities up to a maximum height of 20 metres, a maximum density of 250 units per hectare		

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**OZ-8371**  
**Mike Davis**

with special provisions to permit the following development regulations: front yard setback (0.0m); exterior side yard setback (0.0m); rear yard setback (0.0m); and, lot coverage (55%). The City may consider the proposed zoning by-law amendment through a bonus zone which would require for the construction of a specified building design in return for the proposed height and density increases.

This application is considered to be residential intensification under the policies of the City's Official Plan. While a public site plan meeting is not required for this application, site plan matters, including those matters set out in the intensification policies of the Official Plan, will be considered as part of the staff review of this application. By way of this notice, we are also asking for your input and comments regarding this proposal. The matters that you might want to consider include fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the building on the site. These policies are found in Section 3.2.3.5 of the Official Plan, and may be viewed online at [www.london.ca](http://www.london.ca). A copy of the conceptual site plan, exterior elevations and 3D visual renderings of the proposed development are available to the public for inspection at the Planning Division, 206 Dundas Street, London, ON, Monday to Friday, 8:30a.m.-4:30p.m. File: OZ-8371 Planner: M. Davis (Dundas)

**Responses:**

Support	Concern
<ul style="list-style-type: none"> <li>• Supportive of the proposed architectural design which appears to be high-quality and a good fit within the neighbourhood</li> <li>• General support for high-quality intensification projects in the Core.</li> <li>• Support cleaning up and using vacant site – is an eyesore currently</li> <li>• The development will provide new and needed housing options for young professionals and older couples looking for smaller accommodation.</li> <li>• We need more housing options in the Core where lifestyle is less reliant on automobile.</li> <li>• The height and scale of the proposal is a good fit while making efficient use of land and infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>• Concerned about traffic, noise and increased congestion resulting from development.</li> <li>• Concerned about the height and scale of the proposal in primarily low-rise area.</li> <li>• Concerns regarding the design of new building, not in keeping with the dominant heritage attributes of the area.</li> <li>• Concerns regarding the precedent and the demolition of two heritage buildings to make way for redevelopment.</li> <li>• Concerns about rationale for demolition of 581 Waterloo Street.</li> <li>• The proposed development is not intense enough to make efficient use of the existing infrastructure in the area – should be 10-storeys.</li> </ul>

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OZ-8371  
Mike Davis

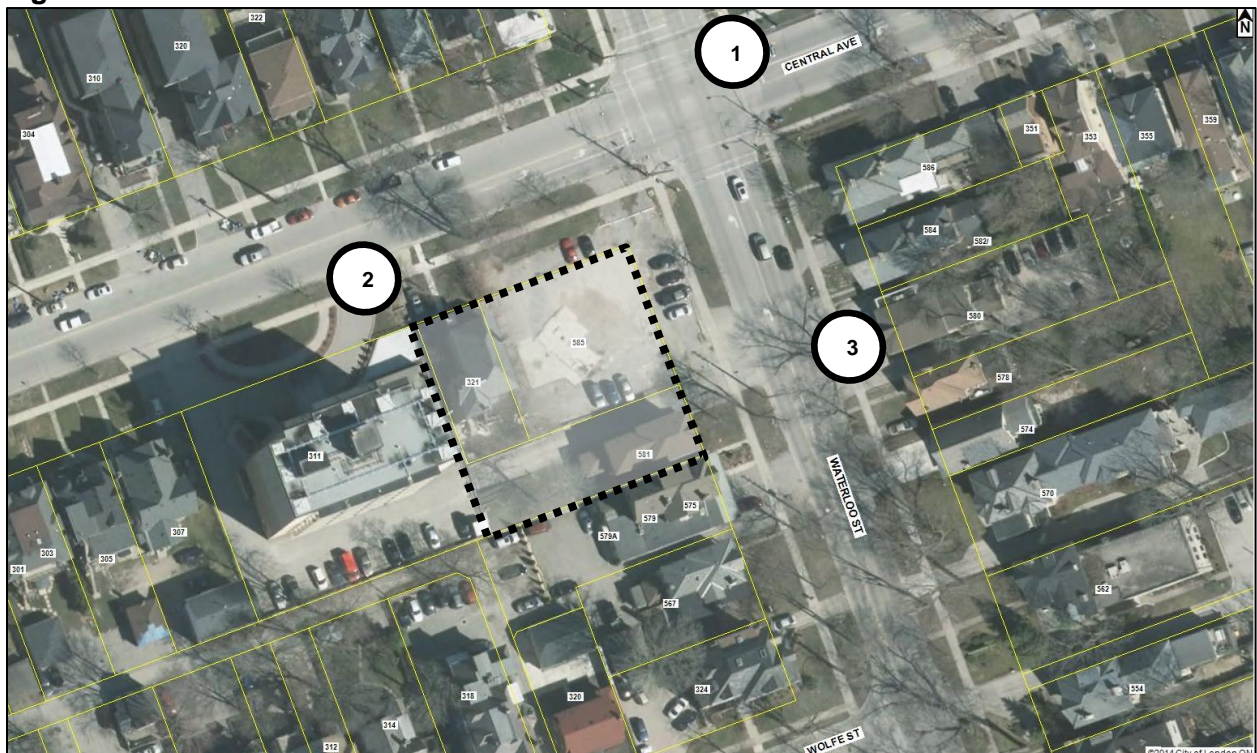
**ANALYSIS**

**Site Description:**

The subject site is comprised of three properties, municipally known as 321 Central Avenue and 585 and 581 Waterloo Street. The site is situated at the southwest corner of Central Avenue and Waterloo Street, in the West Woodfield Neighbourhood, approximately 400m north of the Downtown boundary and 200m east of Victoria Park. As noted previously, a portion of the site (585 Waterloo Street) at the corner of Central Avenue and Waterloo Street is the location of a former Supertest Gas Station. This structure was demolished in 1989 and the site has remained vacant since that time. Due to the historical presence of the gas station and associated petroleum storage facilities, a Phase I & II Environmental Site Assessment (ESA) was conducted. The ESA reports confirm that the site requires remediation prior to redevelopment for residential uses.

The subject site is square in shape and includes approximately 40.7 metres of frontage along Waterloo Street, spans a depth of 41.1 metres along Central Avenue and includes 1,672m<sup>2</sup> (0.41 acres) of developable land. As noted previously, the site includes three separate properties which will be consolidated to prior to development. 321 Central Avenue currently contains an existing 2.5-storey detached dwelling, 585 Waterloo Street, as noted is currently vacant and undeveloped and was the site of the previous gas station, and 581 Waterloo Street also contains a 2-storey detached dwelling. The site is surrounded by a mix of land uses which includes office conversions, single detached dwellings, converted dwellings and an apartment building. It is important to note that the subject site is situated within the West Woodfield Heritage Conservation District which is designated under Section 41 (Part V) of the Ontario Heritage Act.

**Figure 1: Site Location**



**Note:** Location of numbered icons corresponds to vantage point of street level views below.



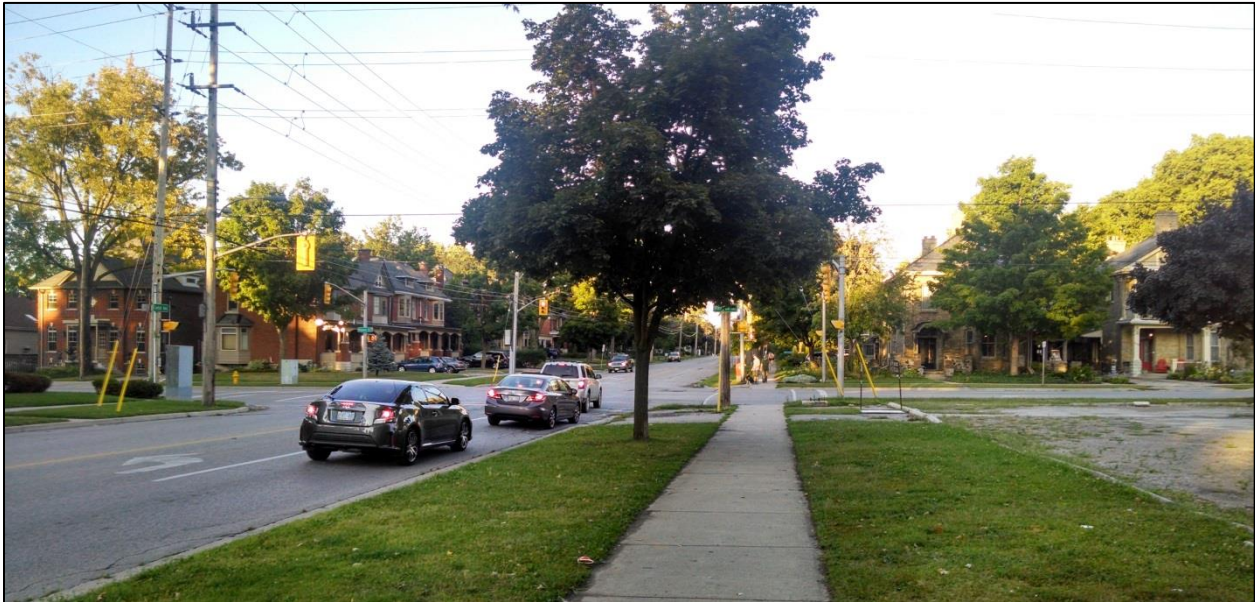
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**OZ-8371**  
**Mike Davis**

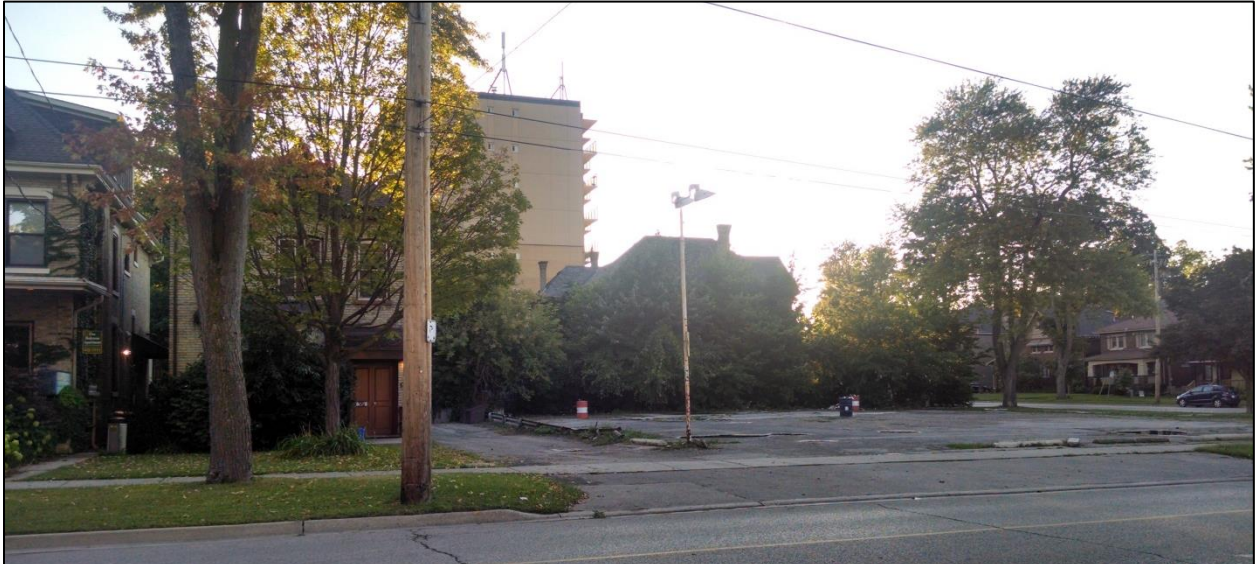
**Street View:** Looking southwest toward site at Central Ave. and Waterloo St.



**Street View:** Looking east toward intersection of Central Ave. and Waterloo St. from north lot line



**Street View:** Looking northwest toward site on Waterloo St.





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OZ-8371  
Mike Davis

581 Waterloo Street:



321 Central Avenue:



**Nature of Application:**

The applicant has applied to change the Official Plan designation on Schedule A – Land Use – of the Official Plan from “Low Density Residential” to “Multi-Family, High Density Residential” and change the zoning from an Office Residential Special Provision (OR(1)•D75•H12) Zone which permits Office-Apartment Buildings, Type 2 Group Homes, Class 2 Lodging Houses, Offices, and Medical/Dental Offices up to a maximum height of 12 metres and a maximum density of 75 units per hectare, and a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone which permits Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings, Triplex Dwellings, Converted Dwellings, Fourplex Dwellings and Professional and Service Offices in existing buildings together with at least one dwelling unit, to a Residential R10 Special Provision (R10-3(\_)) Zone which would permit Apartment Buildings, Class 2 Lodging Houses, Senior Citizens Apartment Buildings, Handicapped Persons Apartment Buildings and Continuum-of-Care Facilities up to a maximum height of 20 metres, a maximum density of 250 units per hectare with special provisions to permit the following development regulations: front yard setback (0.0m); exterior sideyard setback (0.0m); rear yard setback (0.0m); and, lot coverage (55%).

The recommended amendment would result in a change to the zoning on the subject site from the existing Office Residential Special Provision (OR(1)•D75•H12) Zone and Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone to a Bonus (B(\_)) Zone which would permit the development of apartment buildings up to a maximum height of 20 metres and a



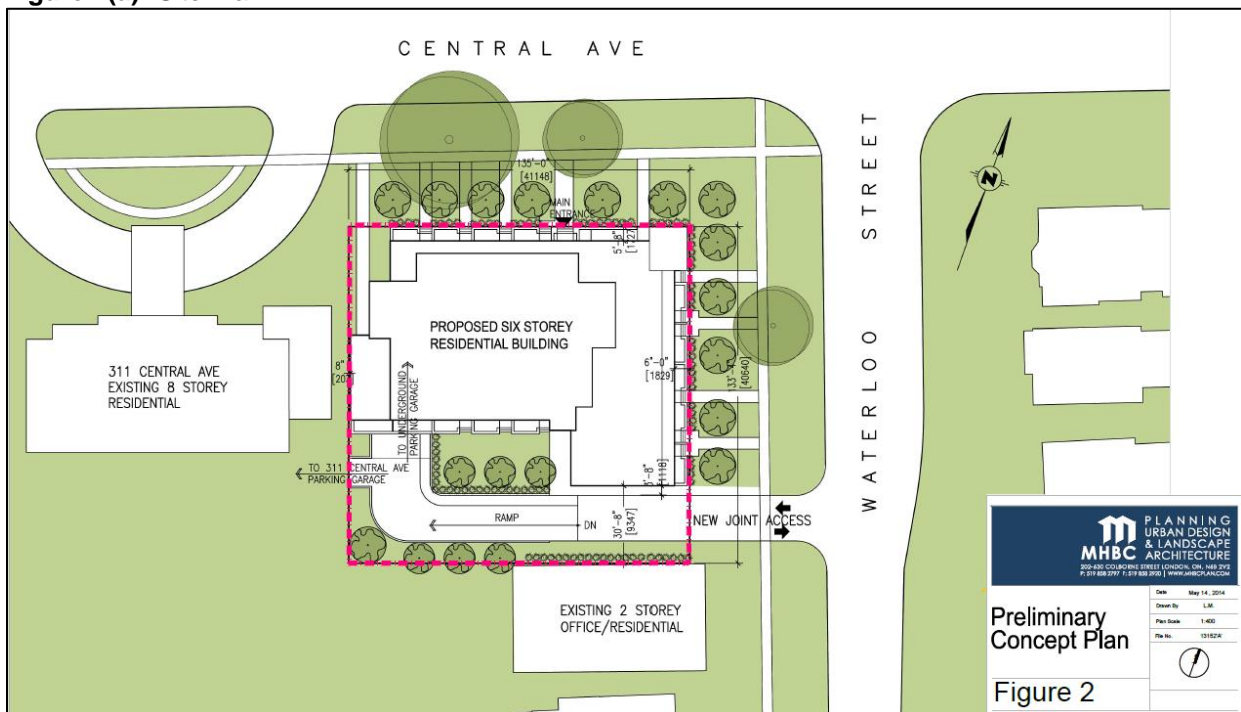
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**OZ-8371**  
**Mike Davis**

maximum density of 210 units per hectare in return for such facilities, services and matters as prescribed by the regulations of the bonus zone and generally requires the development of a specified architectural design.

The proposed Official Plan and zoning changes, as described above, are intended to allow for the development of a 6-storey residential apartment building of a specified architectural design to contain up to 35 apartment units with underground parking. The proposed design includes distinct variation in the massing of the building with significant step-backs and terraces incorporated to provide for a built form which is sensitive to its context. The design also includes ground floor units with front patios and individual entrances to the street to mimic the character and rhythm of adjacent detached dwellings. A visual overview of the proposed form of development, as described above, is provided in the Site Plan and Illustrations below.

**Figure 2(a): Site Plan**



**Figure 2(b): Northeast Elevation**



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**OZ-8371**  
**Mike Davis**

**Figure 2(c): East Elevation**



**Provincial Policy Statement, 2014:**

The *Provincial Policy Statement, 2014 (PPS)* provides policy direction on matters of provincial interest related to land use planning and development outlined in Section 2 of the *Planning Act*. The objectives of the PPS pertain to three major policy areas including 1.0 – Building Strong and Healthy Communities, 2.0 – Wise Use and Management of Resources, and 3.0 – Protecting Public Health and Safety. Section 3 of the *Planning Act* requires that decisions of any authority affecting planning matters “shall be consistent” with the PPS. As it relates to this application, the PPS provides the following direction:

Section 1.1 of the PPS promotes healthy, liveable and safe communities, in part, by, “*promoting efficient development and land use patterns which sustain the financial well-being of the...municipalit[y]*” and, “*promoting cost effective development standards to minimize land consumption and servicing cost*”. Further, Section 1.1.3.3 of the PPS directs municipalities to, “*identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account the existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure...*”

The recommended Official Plan and Zoning By-law amendment will facilitate the redevelopment of an underutilized brownfield site in the City’s urban core to a 6-storey apartment building containing 35 residential units. The proposed redevelopment will increase the utilization and efficiency of existing hard and soft municipal services and will help to minimize the demand for greenfield development elsewhere in the City. The proposed built form serves to complement the existing built fabric of adjacent properties through variations in the massing of different elements of the building, significant step-backs and terraces, the provision of townhouse style units addressing both the Waterloo Street and Central Avenue frontage, and an appropriate variation of materials to break up the visual massing of the structure.

Section 1.4.3 of the PPS further directs municipalities to, “*...provide for an appropriate range and mix of housing types and densities to meet the projected requirements of current and future residents...by permitting and facilitating...all forms of residential intensification and redevelopment...in accordance with policy 1.1.3.3.*”

The proposed redevelopment will contribute to a broadening of the range of housing opportunities for current and future residents of the West Woodfield neighbourhood and the

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**OZ-8371**  
**Mike Davis**

broader City of London. Specifically, the addition of more compact dwelling types is anticipated to increase opportunities for members of the West Woodfield community to “age in place”, and provide new housing opportunities for various demographic groups including millennials seeking attractive urban living options close to amenities, employment and commercial services in the Downtown.

Notwithstanding the directives contained in Section 1.0 of the PPS and outlined above, Section 2.6.1 of the PPS provides that, “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved*” and further, 2.6.3 of the PPS provides that, “*Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*”

As noted previously in this report, the subject site is located within the West Woodfield Heritage Conservation District and requires the demolition of two, 2.5-storey detached dwellings located at both 321 Central Avenue and 581 Waterloo Street. The West Woodfield Heritage Conservation District is designated under Section 41 (Part V) of the *Ontario Heritage Act* and is considered to be a significant built heritage resource as defined by the PPS. The policies of Section 2.6.1 relate specifically to the required demolition of the existing dwellings at 321 Central Avenue and 581 Waterloo Street. Section 2.6.3 of the PPS prohibits development on lands adjacent to these heritage resources except in cases where the proposed development has been evaluated and it has been demonstrated that the heritage attributes will be conserved. This section of the PPS policies relates to the development of a new apartment building within the district.

In regard to the foregoing, as part of the complete application for the requested Official Plan and Zoning By-law amendment, a Heritage Impact Assessment (HIA) was prepared and submitted by MHBC Planning on behalf of 2386225 Ontario Ltd. As per the HIA submitted by MHBC, the heritage resource the PPS seeks to conserve is the West Woodfield Heritage Conservation District. For the most part, individual buildings within the district are important in order to establish the context and maintain the overall character of the district. In other words, many of the buildings in the district are important for their small contribution to the broader district although they may not be individually significant. Physical characteristics of the site including limited lot area, brownfield conditions, and access arrangements have proven to hinder the redevelopment of 585 Waterloo Street over the past 15 years. The applicants have concluded that the demolition of the dwellings at 321 Central Avenue and 581 Waterloo Street are necessary in order to provide for a viable redevelopment project that achieves the goals of the City of London Official Plan with respect to intensification and redevelopment in core areas. The HIA examines the proposed development both in terms of its consistency with the policies surrounding new development in the district, and demolition.

The Heritage Impact Assessment concludes that the heritage attributes of the West Woodfield Conservation district will be conserved through the proposed development as follows:

- The loss of two modest Class ‘C’ structures can be sustained by the overall strength and integrity of the heritage fabric in the larger district, which is comprised largely of group ‘A’ and ‘B’ structures, especially in consideration of the proposed new development which will provide a different, but valuable, contribution to both the Waterloo Street and Central Avenue Streetscape.
- The proposed redevelopment would provide for a contemporary apartment building design with architectural details that are reflective of many historic buildings in the surrounding area to fill a significant gap in the streetscape caused by the vacant site at 585 Waterloo Street. This vacant site detracts from the overall character of the neighbourhood and the quality of the built heritage environment in West Woodfield.
- Overall, the proposed development is supported by the objectives of the PPS when read



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**OZ-8371**  
**Mike Davis**

in its entirety. The proposed development is supported by the objectives of Section 1.0 and will provide a net benefit to the West Woodfield Heritage Conservation District ensuring this significant built heritage resource is conserved.

**City of London Official Plan:**

The Official Plan contains Council’s objectives and policies to guide the short-term and long-term physical development of the municipality. The policies promote orderly urban growth and compatibility among land uses. While objectives and policies in the Official Plan primarily relate to the physical development of the municipality, they also have regard for relevant social, economic and environmental matters.

As noted previously in this report, the subject lands are currently designated “Low Density Residential” on Schedule A – Land Use – of the City’s Official Plan. The requested Official Plan amendment would result in these lands being re-designated to “Multi-Family, High Density Residential” to allow for the development of an apartment building. The recommended Zoning By-law amendment would facilitate the development of the proposed apartment building through a Bonus Zone which will allow for a net density of up to 210 units per hectare and a maximum height of 6-storeys (20m). The recommended site-specific zoning also includes a range of special zoning provisions including reduced yard setbacks and increased lot coverage to provide for an urban, street-oriented development in accordance with the Urban Design principles outlined in Chapter 11 of the Official Plan.

Without limiting the applicability of additional policies of the Official Plan, the following sections of the Official Plan provide particularly relevant guidance with respect to Staff’s evaluation of the requested amendments:

**Figure 3:** Official Plan policies

Applicable Official Plan Policies	
3.	Residential Land Use Designations
	3.1.4 Multi-Family, High Density Residential Objectives
	3.2.3 Residential Intensification
	3.4 Multi-Family, High Density Residential
	3.4.2 Locations
	3.4.3 Scale of Development
	3.5 Policies for Specific Residential Areas
	3.5.4 Woodfield Neighbourhood
	3.5.19 Policies for Near-Campus Neighbourhoods
11.	Urban Design Principles
13.	Heritage Resource Policies
	13.2 Built Heritage Resources
	13.3 Heritage Conservation Districts
	13.3.8.4 West Woodfield

The relevant policies, as illustrated in Figure 3 above, have been applied and considered below. Staff’s evaluation of the proposal’s conformity with those policies generally follows each section.

**3. Residential Land Use Designations**

The City’s Official Plan provides three (3) primary residential land use designations. Lands within the residential designations are intended to provide for housing and other land uses which are integral to and supportive of a residential environment. The range of land uses and intensities contemplated by the policies of each designation are differentiated based on physical context of the site, including proximity to services, and the existing character/built context of the neighbourhood. Each designation regulates development through policies on scale, form and intensity. As noted previously, the recommended amendment would result in a re-designation of

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**OZ-8371**  
**Mike Davis**

the subject site from “Low Density Residential” to “Multi-Family, High Density Residential” and a re-zoning the subject site to a Bonus Zone which would provide for the development of a 6-storey (20m tall) apartment building of a specified design up to a net density of 210 units per hectare.

The following objectives and policies provide the evaluative framework for Council to consider in determining the appropriateness of the applications:

**3.1.4 Multi-Family, High Density Residential Objectives**

- i) *Support the development of multi-family, high density residential uses at locations which enhance the character and amenity of a residential area and where arterial streets, public transit, shopping facilities, public open space, and recreational facilities are easily accessible; and where there are adequate municipal services to accommodate the development.*
- ii) *Provide opportunities for the development of multi-family, high density residential buildings at locations adjacent to major public open space area where compatibility with adjacent land uses can be achieved.*
- iii) *Promote in the design of multi-family, high density residential developments, sensitivity to the scale and character of adjacent land uses and to desirable natural features on, or in close proximity to the site.*

Section 3.1.4 of the Official Plan outlines the overall objectives of the Official Plan as it relates to the development of Multi-Family, High Density Residential uses. The recommendation for approval of the proposed Official Plan and Zoning By-law amendment is supported by these objectives in that:

- The site contains a vacant lot at the intersection of two collector roads in the City’s core (Central London). This provides a unique opportunity for redevelopment which allows for increased residential intensity while respecting the character and scale of the existing built context in the surrounding area.
- The site is located in *Central London*, within walking distance to major public open space, recreational amenities, public transit and a range of commercial, shopping and employment opportunities in the Downtown.
- The proposed development can be effectively serviced by, and will increase the utilization of, existing municipal services.
- The proposed building design includes significant variations in its massing with significant step-backs and terraces. The form of development orients the dominant massing towards the adjacent apartment building to the west, includes the provision of townhouse style units addressing the Waterloo Street and Central Avenue frontages and an appropriate variation of materials to break up the visual massing of the tower and, as such, provides for sensitivity to the character and scale of surrounding land uses.

**3.2.3 Residential Intensification**

Residential intensification refers to the development of a property, site or area at a higher density than currently exists through a variety of means including redevelopment and the development of underutilized lots. The residential intensification policies of the Official Plan strike a balance between encouraging and promoting opportunities for intensification and redevelopment while ensuring that residential intensification proposals are sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, massing and architectural

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**OZ-8371**  
**Mike Davis**

details as outlined in Section 3.7.3 of the Plan.

The Neighbourhood Character Statement and Compatibility Report submitted by the applicant address the proposal's conformity with the residential intensification criteria provided in Section 3.2.3. In general, the following elements allow for an effective integration of the proposed built form into the existing fabric of the surrounding neighbourhood:

- The base of the proposed building is comprised of two-storey integrated townhouses which mimic the rhythm and character of surrounding detached dwellings and provide front patios and direct entrances to the street to create a single-family street oriented character.
- The low-rise townhouse podium is positioned parallel to Waterloo Street and Central Avenue to provide for a ground floor uses along the street edge to foster pedestrian activity levels similar to surrounding development patterns.
- The proposed building design incorporates a terrace theme to step higher floors back away from the streets and provide a comfortable human scaled interface with the pedestrian realm. Further, it steps the building away from adjacent detached homes to ensure the majority of the building mass is located adjacent to the apartment building where its integration is more visually seamless.
- The contemporary building design, while being distinct from the predominant heritage architecture, utilizes some of the architectural elements found within the neighbourhood in a manner which is sensitive to the heritage character of the area but is representative of its time.
- The proposed 6-storey building is situated adjacent to an 8-storey apartment building. The proposed building decreases in height and intensity with the greatest height and bulk oriented toward the apartment building. Significant step-backs create a 3-storey base providing for an effective transition to the surrounding low-rise development.

**Figure 4:** Excerpt from MHBC Urban Design Brief



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**OZ-8371**  
**Mike Davis**

### 3.4 Multi-Family, High Density Residential

Section 3.4 of the Official Plan provides specific policies for the development of large-scale, multiple unit forms of residential development. The Policies of Section 3.4 provide criteria for considering requests to designate lands for high density residential and also provide criteria for development within areas designated Multi-Family, High Density Residential.

#### 3.4.2. Locations

*In addition to areas predominantly composed of existing or planned high density residential development, the preferred locations for the Multi-Family, High Density Residential designation shall include areas near the periphery of the Downtown that are appropriate for redevelopment; lands in close proximity to Enclosed Regional Commercial Nodes or New Format Regional Commercial Nodes or Community Commercial Nodes, Regional Facilities or designated Open Space areas; and, lands abutting or having easy access to an arterial or primary collector road. Other locations which have highly desirable site features and where surrounding land uses are not adversely affected may also be considered for high density residential development. Consideration will be given to the following criteria in designating lands for Multi-Family, High Density Residential use:*

- i) Development of the site or area for high density residential uses shall take into account surrounding land uses in terms of height, scale and setback and shall not adversely impact the amenities and character of the surrounding area.*
- ii) Adequate municipal services can be provided to meet the needs of potential*
- iii) Traffic to and from the location should not have a significant impact on stable low density residential areas.*
- iv) The site or area is of suitable shape and size to accommodate high density housing and provide for adequate buffering measures to protect any adjacent low density residential uses.*
- iv) Public transit service, convenience shopping facilities and public open space should be available within a convenient walking distance.*

The policies of Section 3.4.2 of the Official Plan provide criteria for Council to consider locations which are appropriate to accommodate high density residential land uses. The subject proposal conforms to these criteria as follows:

- The recommended amendments will facilitate a form of development which is sensitive to the scale and character of surrounding development. The design sensitivity manifests itself in the various building step-backs, terraces and transition in height from 3-storeys adjacent to detached homes and the public realm, to 6-storeys where the building is adjacent to the existing 8-storey apartment building.
- The proposed development can be serviced by, and will increase the utilization of, existing municipal services and infrastructure.
- The proposed development abuts a primary collector road (Central Ave.) has direct access to a secondary collector road (Waterloo Street) and will negate the need for a new access point by constructing a shared access off Waterloo Street with the adjacent “granite house” apartments.
- Based on the conceptual site plan submitted with the application, Staff are satisfied the proposed site is of a suitable size to accommodate the proposed apartment building. The recommended amendment will ensure that the ultimate form of development is consistent with the attached drawings and any divergence from those drawings would require a subsequent rezoning to determine the appropriateness of the site to accommodate high



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**OZ-8371**  
**Mike Davis**

density residential development.

- The site is located near the periphery of the Downtown in Central London, in close walking distance to transit, public open space and recreational amenities as well as commercial, shopping and employment opportunities in the Downtown.

### **3.4.3 Scale of Development**

*Net residential densities in the Multi-Family, High Density Residential designation will vary by location and will be directed by the policies of this Plan. Excluding provisions for bonusing, net residential densities will normally be less than 350 units per hectare (140 units per acre) in the Downtown Area, 250 units per hectare (100 units per acre) in Central London and 150 Units per hectare outside of Central London.*

*Height and density limitations that are specified in the Zoning By-law will be guided by the following policies:*

#### Site Specific Height/Density

- iii) *On individual sites within the Multi-Family, High Density Residential designation, Council may require lower height and/or density limits than would normally be permitted, on the basis of any one of the following criteria:*
- Sanitary sewage, water or storm drainage servicing constraints;*
  - development constraints related to soil conditions or topographical features;*
  - traffic, vehicular access, parking constraints and/or inadequate transit service in the area;*
  - to minimize the impact of high density residential development on significant natural features; and/or*
  - where the amenity of adjacent residential areas may be adversely affected in terms of traffic, access to sunlight and privacy.*

The policies of Section 3.4.3 are intended to provide a framework to guide height and density limitations in areas designated for high density residential uses. The recommended amendments conform to the policies guiding height and scale of development as follows:

- The subject site is located in the West Woodfield neighbourhood within the boundaries of Central London. Residential development at appropriate locations in Central London may be considered up to a density of 250 units per hectare.
- The height and density limitations specified in the recommended amendments require a maximum height of 6-storeys and 35 residential units totaling 210 units per hectare. The height and density limitations specific in the recommended zoning amendment are appropriate in order to ensure that the development maintains a form which is compatible with the surrounding low-rise neighbourhood.

### **3.4.4. Scale of Development**

*The determination of appropriate height and density limitations for areas designated Multi Family, High Density Residential, may be based on a secondary plan, in accordance with Section 19.2 of the Plan. Alternatively, for individual sites the determination of appropriate height and density limitations may be based on a concept plan showing how the area will be developed and integrated with surrounding uses.*

With regard to policy 3.4.4 of the Official Plan, the applicant has submitted a conceptual

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**OZ-8371**  
**Mike Davis**

development plan for the subject site which proposes a building height of 6-storeys (20m) and a density of 210 units per hectare (35 units). As outlined in the applicable policy analysis above, the conceptual development plan demonstrates how the proposed 6-storey building can be effectively integrated into the surrounding built context through variations in the massing, architectural and design elements. As such, it is appropriate to limit the height and density within the recommended zoning amendment to what has been proposed at the time of application. Therefore, the recommended bonus zone includes appropriate height and density limitations to reflect the conceptual development plan.

### **3.5 Policies for Specific Residential Neighbourhoods**

Section 3.5 of the City's Official Plan includes policies for specific residential areas where it is appropriate to address development opportunities and constraints through specific policies that provide additional guidance to the policies contained in the various residential land use designations.

#### **3.5.4. Woodfield Neighbourhood**

The Woodfield Neighbourhood is recognized by a special policy area in the City's Official Plan. The objective of the Woodfield Special Policy Area is to recognize the low-rise residential nature of the neighbourhood but provide opportunities for a broader range of land uses and intensities given the neighbourhood's proximity to the Core. The policies identify specific locations and opportunities where offices, office conversions, dwelling conversions, high density residential and intensification/infill projects may be considered. With respect to the proposed development, Section 3.5.4 of the Official Plan provides that,

*"The low density residential neighbourhood within the area bounded by Wellington Street, Pall Mall Street, Waterloo Street and Princess Avenue shall only provide for infill and intensification where such development is clearly compatible with the character, scale and intensity of the low density residential neighbourhood in this area. 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."*

In this regard, the Urban Design Brief, Neighbourhood Character Statement and Compatibility Report submitted by the applicant have demonstrated that the proposed infill project is compatible with the character scale and intensity of the surrounding residential neighbourhood. Unique design aspects highlighted in the foregoing analysis as well as City controls afforded through the heritage alteration permit process provide for this compatibility. Further, site-specific bonus zone regulations have been recommended to ensure that future development is only eligible to achieve the increased height and density if the ultimate form of development is consistent with the drawings attached as Schedule "1" to this report.

#### **3.5.19 Policies for Near-Campus Neighbourhoods**

The policies contained in Section 3.5 of the Official Plan provide special policy direction for land use and development in specific residential areas. The subject lands are located within the "Near-Campus Neighbourhood" as identified by the Official Plan. In general, the land use planning goals for Near-Campus Neighbourhoods outlined in Section 3.5.19.4 of the Official Plan serve to, *"direct residential intensification to higher density forms of housing, including mid-rise and high-rise apartment buildings and discourage a concentration of Residential Intensification and Residential Intensity in low density forms of housing."*

In this regard, Section 3.5.19.10 of the Official Plan provides the following policies for considering residential intensification proposals within the "Low Density Residential" designation in Near-Campus Neighbourhoods:

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**OZ-8371**  
**Mike Davis**

**3.5.19.10 Low Density Residential Designations:**

*Within the Near-Campus Neighbourhoods in areas designated Low Density Residential, planning applications to allow for Residential Intensification and Residential Intensity shall only be supported if the following criteria are met:*

- (i) The proposal conforms to all of the Residential Intensification policies of this Plan;*
- (ii) The proposal conforms to all of the Policies for Specific Residential Areas of this Plan;*
- (iii) The proposal does not represent a site-specific amendment for a lot(s) that is not unique within its context and does not have any special attributes which would warrant a site-specific amendment;*
- (iv) The proposal is appropriate in size and scale and does not represent an over-intensification of the site;*
- (v) The proposal provides for an adequate amenity area that is appropriately shaped, configured, and located to provide respite for the occupants;*
- (vi) 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;*
- (vii) The proposal demonstrates that all heritage attributes and resources of the subject site or adjacent sites are conserved; and,*
- (viii) The proposal establishes a positive and appropriate precedent for similar development proposals at similar locations within the near-campus neighbourhood areas.*

The policies of Section 3.5.19.10 are, as outlined, intended to provide a framework to guide residential intensification in Low Density Areas within Near-Campus Neighbourhoods. The recommended amendments conform to the above noted policies as follows:

- The proposal conforms to the general intensification policies of the Official Plan outlined in Section 3.2.3 as per the analysis provided on pages 18-19 of this report above, as well as the special policies guiding intensification in the West Woodfield Neighbourhood outlined on page 22.
- The proposal is site-specific in nature but includes a number of unique features including its proximity to the Downtown core, the vacant brownfield conditions of a large portion of the site, location at a prominent intersection, and design features that exceed the prevailing standard. Overall, these features warrant its consideration on a site-specific basis.
- The proposal is of a size, scale and design that provides for a harmonious integration into the existing built context of the area, includes adequate amenity space, underground parking and a deliberate transition in the scale of elements of the building so as to not negatively impact the residential amenity of low-density residential uses.
- The proposed development does not compromise the integrity of the West Woodfield Heritage Conservation District and represents a balanced solution in the context of other important objectives of the Official Plan and PPS regarding infill and intensification.
- The proposed development is respectful of its context and achieves the Urban Design objectives outlined in Chapter 11 of the Official Plan, thereby setting positive precedent for the quality of infill proposals that should be considered in Near-campus Neighbourhoods.



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**OZ-8371**  
**Mike Davis**

## 11. Urban Design Principles

Section 11 of the Official Plan contains a range of urban design principles which address matters related to the visual character, aesthetics, and compatibility of land uses and to the qualitative aspects of development. The urban design principles contained in Section 11 are intended to supplement the land uses policies of Section 3.4 – Multi-Family, High Density Residential and Section 3.2.3 – Residential Intensification – in evaluating the appropriateness of development proposals. The guidance provided by these principles is critical in the consideration of increases in height and density contemplated through bonus zoning. The application has been reviewed by both the City’s Urban Design Staff and the Urban Design Peer Review Panel for consistency with the Urban Design Principles embedded in Chapter 11.

High Design Standards – The proposed development includes design treatments which serve to enhance the function and visual quality of the proposed development including a range of high-quality contemporary building materials which serve to reduce the massing of the building and complement the heritage character of surrounding development, a building design which includes significant step-backs, terraces and variation in the massing of different facades to break up the visual mass of the building and provide additional buffer from surrounding development and the streetscape. The development also includes 2-storey townhouse units at street level which complement the scale of surrounding detached homes and includes features such as front patios and individual entrances to street-level units to provide for consistency with the functional character of West Woodfield.

Architectural Continuity – The proposed apartment building is broken down into distinct components with a base to frame the pedestrian realm, and provide continuity in scale and form with surrounding development detached homes. The proposed building is brought up to the front and exterior lot line to ensure a continuous street-wall consistent with that established by existing development. The development includes a palette of materials including red and yellow brick and a high level of transparent glazing which is characteristic of many of the buildings in close proximity. The architectural style intends to provide a contemporary design which does not replicate but complements the traditional heritage architecture of surrounding detached homes.

Redevelopment – The recommended amendments will facilitate the redevelopment of a former gas station site which has remained vacant since its demolition in 1989. The proposed redevelopment will provide for a scale of development supported by the land use policies of Section 3.4 – Multi-Family, High Density Residential – of the Official Plan.

Streetscape – The proposed redevelopment will result in filling a major gap in both the Central Avenue and Waterloo Street streetscapes which has remained vacant since the demolition of the Supertest Gas Station in 1989. As noted previously in this report, the proposed redevelopment will require the demolition of two detached homes classified as “C” structures in the West Woodfield Heritage Conservation Plan. These detached homes are valued for their contribution to the heritage streetscape but are not individually significant. The dwelling at 321 Central Avenue in particular has been isolated through previous streetscape changes. The proposed redevelopment will result in alterations to the heritage streetscape along Waterloo and Central but will replace that built form with a high-quality contemporary building of complementary architectural style that, overall, will provide a net benefit to the quality of the streetscape along both Waterloo and Central.

Pedestrian Traffic Areas – The proposed development includes street-oriented features such as townhouse units along the Central Avenue and Waterloo Street frontages with front patios and individual entrances to the street which will serve to animate the pedestrian realm, support pedestrian activity and passive surveillance along the street and provide a human-scaled built form at the street edge.

Building Positioning – The proposed building has been positioned at the front and exterior lot line along Waterloo and Central to support pedestrian activity and frame the street. Significant

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**OZ-8371**  
**Mike Davis**

building step-backs and variation in massing have been incorporated into upper floors to orient the mass of the building to the adjacent apartment building and transition the building height away from surrounding low rise dwellings and the street. The proposed development incorporates architectural techniques which position the dominant mass of the building away from adjacent low rise buildings and street frontages, toward the adjacent 8-storey apartment building.

Parking and Loading – Parking facilities will be provided underground and will not be visible from the public realm. Similarly, Loading and garbage disposal facilities have been located internal to the building so as to screen them from the public realm.

### **13. Heritage Resource Policies**

Chapter 13 of the City’s Official Plan recognizes the importance of heritage resources including buildings, structures, groups of buildings, cultural heritage landscapes and archaeological resources in providing physical and cultural links to the original settlement of the area and to specific periods or events in the development of the City. It is recognized that these resources, both individually and collectively, contribute to the identity of the City and assist in instilling civic pride, benefitting the local economy by attracting visitors to the City and favourably influencing the decision of those contemplating new investment or residence in the City. As such, the policies of Section 13 of the Official Plan serve to protect, conserve and enhance identified Heritage Resources within the City of London.

#### **13.3 Heritage Conservation Districts**

Under the *Ontario Heritage Act*, a Municipal Council may designate all or part of the municipality as a Heritage Conservation District. This provides for the protection and enhancement of groups of properties that collectively represent a certain aspect of the development of the municipality considered worthy of preservation. The overall character and value of a Heritage Conservation District is derived both from individual properties and from the combined historic and aesthetic value of the structural and natural components of the area. The *Ontario Heritage Act* and the policies of the following Section of the Plan provide guidance for the implementation of Heritage Conservation Districts in London. Building upon the policy direction established in Section 2.6 of the PPS, Section 13.2.3.1 of the Official Plan provides the local policy framework for considering development on or adjacent to built heritage resources.

As mentioned previously in this report, the subject site is located within the boundaries of the West Woodfield Heritage Conservation District (HCD). The development site is partially vacant but requires the demolition of two Class ‘C’ structures designated under Part V of the Ontario Heritage Act. With respect to Section 13.2, the planning evaluation considers the demolition of these structures as well as the impact of the proposed new development.

Section 13.2.3.1 of the Official Plan provides that “*Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property are retained.*”

In this regard, a Heritage Impact Assessment was prepared and submitted as part of the complete application for the proposed Official Plan and Zoning By-law amendment. The Heritage Impact Assessment explicitly outlines the heritage attributes and value of the on-site existing buildings and provides an assessment of the potential impact of the proposed new development. In general, the Heritage Impact Assessment identifies the existing dwellings at both 321 Central Avenue and 581 Waterloo Street as Class ‘C’ structures within the HCD Plan.

In accordance with the HCD Plan, Class ‘C’ structures are generally valued as modest representations of a prevailing character or architectural style repeated in many locations

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**OZ-8371**  
**Mike Davis**

throughout the district, are of a form or massing that reveals its historic association with a family of buildings and may or may not have been altered through reversible modifications.

West Woodfield Heritage Conservation Plan and Guidelines:

The West Woodfield Heritage Conservation District Plan is intended to manage change in the West Woodfield area by assisting in the protection and conservation of heritage resources and the character of the neighbourhood. In this regard, the district plan and guidelines provide policies relating to alteration, additions, demolition and new development within the district. The intent of these policies is to manage change in the area and protect the heritage character and resources of the district.

As noted in the Heritage Impact Assessment, the Heritage Conservation District Plan and Guidelines are intended to, *“offer general guidance and reflect the basic principles that are to be considered in the West Woodfield Heritage Conservation District, as it is recognized that every situation is unique and every design solution should be similarly unique to appropriately respond to the specific characteristics of the building and the streetscape”*.

The following policies of the Heritage Conservation District Plan pertain to the proposed development:

**4.3 New Development**

*Within the heritage conservation district boundary, there are few sites where new buildings could be constructed without the demolition of existing structures. However, there may be occasions where infill development or limited integrated redevelopment is possible in the future or where redevelopment is required due to loss of buildings through fire, severe structural decay, etc. In such situations, the following policies are to apply.*

- (a) *New buildings shall respect and be compatible with the heritage character of the West Woodfield area, through attention to height, built form, setback, massing, material and other architectural elements.*
- (b) *Design guidelines provided in Section 8 of this Plan will also be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the adjacent context.*
- (c) *In cases where the new building is replacing a high-rise, the height should be restricted to match the existing building plus or minus one floor.*
- (d) *Where zoning permits higher buildings, studies on shading, loss of view, increased traffic, noise and parking congestion should be conducted and measures taken to mitigate the potential effects.*

It is recognized that some of the criteria regarding new development relates to more detailed design features which will be addressed further through the site plan approval and heritage alteration permit process. However, Staff have considered the policies of the HCD as it relates to new development in the context of the policies of 13.2 of the Official Plan and Section 2.6 of the PPS. With respect to the above noted guidelines, the proposed Official Plan and Zoning By-law amendment would facilitate a form of development that, subject to further and more detailed design review, can satisfy the policies for new development in the HCD. Specifically:

- The proposed building is broken down into different components with variation in massing and building step-backs to provide for a height and scale which relates appropriately to surrounding development. The base of the building is limited to 3-storesys in height to be consistent with surrounding detached homes and includes recesses and projections along the facades to mimic the rhythm of townhouses.
- The building utilizes contemporary building materials which are common in the Heritage



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**OZ-8371**  
**Mike Davis**

Conservation District including red and yellow brick. Opportunity for further revisions and enhancements to the building materials will be explored through the site plan approval and heritage alteration permit process using Section 8 of the Plan as a guideline.

- Building step-backs and architectural elements have been incorporated into the design of the building to minimize shadowing, relate appropriately to its surroundings and screen all parking from the public realm.

**4.2.2 Demolitions:**

Although discouraged by the policies of the Heritage Conservation District Plan, it is recognized that there are situations where demolition may be necessary, such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasional redevelopment that is in keeping with appropriate City policies. In this regard, the following policies are intended to guide decisions relating to demolitions in the District:

- (a) The demolition of heritage buildings in the District is strongly discouraged.
- (b) Any proposal to demolish a heritage building or portion of a heritage building within the District shall require approval from the municipality.
- (c) Where demolition of a heritage building is proposed, the property owner shall provide supporting documentation demonstrating appropriate reasons for the demolition.
- (d) In situations where demolition is approved by Council, written and / or photographic documentation of any notable architectural features and construction techniques may be required to create a record of the building and its components.
- (e) Reclamation of suitable building materials such as windows, doors, moldings, columns, bricks, etc. for potential reuse in a new building on the site or as replacement components for other buildings in the neighbourhood which require repair and restoration over time is strongly encouraged if demolition is approved for any heritage buildings in the District.

With respect to the foregoing, the proposed development would require the demolition of two Class ‘C’ structures. It is important to emphasize that the recommended Official Plan and Zoning By-law amendment will not, in and of itself, permit the demolition of these structures to make way for the construction of the proposed apartment building. Subsequent approvals would be required through demolition control. The demolition applications would require a full review from the London Advisory Committee on Heritage and a public meeting. Ultimately, it is Council’s discretion to permit the requisite demolitions through this process. Further, the applicants have submitted a Heritage Impact Assessment in association with the Official Plan and Zoning By-law amendment application. The conclusions of the HIA with regard to the demolition of 321 Central Avenue and 581 Waterloo Street are as follows:

- The Heritage Conservation District Plan recognizes that demolition may be appropriate in order to facilitate the redevelopment in accordance with City policies. In this regard, the proposal would result in the redevelopment of a vacant brownfield site which forms one of few remaining vacant parcels in the district suitable to support infill and intensification and support the policies and objectives of the City’s Official Plan which encourage redevelopment and intensification in core urban areas.
- *“The two structures at 321 Central Avenue and 581 Waterloo Street are identified as Group C. The architectural features of both buildings are considered to be modest design and are represented and repeated in many locations throughout the district. Historical research confirmed that the structure did not have additional significant or historical value. The buildings contribute to the context of the district because of their representative design and scale but have not been identified as structures of individual significance. The impact of demolition is therefore considered differently than if they*

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**OZ-8371**  
**Mike Davis**

*were structures designated under Part IV of the Ontario Heritage Act.”*

- *“The impacts of the loss of an individual Group C building are different than that of Group A or B buildings, which are noted as properties of importance. While the widespread loss of Group C buildings would be a significant adverse impact in the West Woodfield Heritage Conservation District as it would change the environment of the district, the loss of the occasional modest Group C structure could be sustained by the overall strength and integrity of the heritage fabric in the larger district, which is comprised largely of Group A and B structures. The loss of the two buildings at the subject property would be an impact on the local environment of the surrounding District, but one that would be mitigated by a new design that would continue to provide a different, but still compatible, contribution to the environment.”*
- Further, there are unique circumstances as it relates to the existing Class ‘C’ structures which support the rationale for their removal to accommodate the proposed development. In this regard, the contextual streetscape value of the existing dwelling at 321 Central Avenue has been compromised given its isolation between the vacant brownfield site and the existing 8-storey “Granite House” apartment building to the west. With regard to existing dwelling at 581 Waterloo Street, the residential amenity and long-term viability to support residential uses would be reduced if not included in the overall redevelopment as it would be left situated in isolation between an existing office building, the shared access for two apartment buildings, and a future 6-storey apartment building.

## **19. Implementation**

### **19.4.4. Bonus Zoning**

*Under the provisions of the Planning Act, a municipality may include in its Zoning By-law, regulations that permit increases to the height and density limits applicable to a proposed development in return for the provision of such facilities, services, or matters, as are set out in the By-law. This practice, commonly referred to as bonus zoning, is considered to be an appropriate means of assisting in the implementation of this Plan.*

Section 19.4.4 provides the local policy basis for bonus zoning. Bonus zoning refers to the practice of permitting increases to height and density in return for certain facilities, services and/or matters. It is intended, through the relevant provisions of the Planning Act and the Official Plan, that the facilities, services or matters provided in consideration of height and density bonuses should bear an appropriate relationship in terms of their cost/benefit implications and must result in a benefit to the general public and/or enhancement of the design or amenities of a development to the extent that a greater height or density is warranted. It is further directed that height and density bonuses should not result in a scale of development which is incompatible with adjacent land uses or exceeds the capacity of available municipal services.

Bonus zoning is to encourage features which result in a public benefit which cannot be obtained through the normal development process, or through the provisions provided by as-of-right zoning on a given site. Section 19.4.4 of the Official Plan specifically provides that “bonus zoning will be used to support the City’s urban design principles, as contained in Chapter 11 and other policies of this Plan.”

In this regard, the proposed development includes a number of unique and desirable design features which support the principles outlined in Chapter 11 of the Official Plan. These features are detailed in the Urban Design analysis provided on pages 24-25 of this report.

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**OZ-8371**  
**Mike Davis**

**Summary of Heritage Issues:**

As outlined continually throughout this report, development concept would require the demolition of two (2) Class “C” residential dwellings designated under Section 41 (Part V) of the *Ontario Heritage Act* and the construction of a new building within the district. These dwellings are designated due to their presence within the broader West Woodfield Heritage Conservation District. Within the Heritage Conservation District, specific buildings are ranked and categorized by class depending on their overall contribution and significance within the district.

Both structures at 321 Central Avenue and 585 Waterloo Street as classified as “C” structures on a scale ranging from A-D. The architectural features of both buildings, as described by the HIA, are modest and repeated in many locations throughout the district. Essentially, these buildings contribute to the context of the district because of their representative qualities but are not of individual significance. Although demolition is strongly discouraged in the district, Council may permit demolition where *“the property owner provides supporting documentation demonstrating appropriate reasons for demolition”*. The rationale for demolition is as follows:

- The preservation of heritage resources in the district must be balanced with other objectives contained in the PPS regarding intensification and redevelopment of core urban areas at higher densities to support healthy communities.
- The site contains contaminated soil which increases the costs of development of the subject lands. Additional lands allows for a more comprehensive development to help facilitate the redevelopment of this vacant brownfield site.
- The proposed form of development provides an appropriate urban design solution to the interfacing context in that it effectively addresses the existing buildings on both Waterloo Street and Central Avenue in a symmetrical manner with equal importance paid to the quality of the streetscape on each.
- The proposed development includes a unique access arrangement that provides for a desired shared access between an adjacent apartment building thereby limiting access points and opportunities for collisions on the local road network.
- The proposed form of development is of a high-quality architectural design with a scale, and design which conforms to the guidelines for new construction in the Heritage Conservation District and will provide an attractive contribution to the heritage streetscape upon its construction
- The buildings to be demolished are not of individual heritage significance.
- Opportunities for infill and intensification are limited within the Woodfield Neighborhood and this vacant site provides an opportunity to accommodate redevelopment in a manner which is sensitive to the height, massing and built form of surrounding heritage resources.
- The physical context of the existing Class “C” buildings is unique in that: a) the contextual streetscape value of 321 Central Avenue is compromised by its isolation and, b) the residential amenity and long-term viability for residential uses at 581 Waterloo Street would be demonstrably compromised if excluded from the redevelopment.
- Given the context, the demolition and new construction will not erode the integrity of the overall heritage conservation district.
- The recommended bonus zone requires that key building materials and architectural features from the demolition be salvaged and retained by the applicant for later use within the future apartment building or in restoration projects in other buildings within the district.

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**OZ-8371**  
**Mike Davis**

**Zoning By-law Z.-1:**

As noted previously throughout this report, the vacant portion of the subject site which is municipally known as 585 Waterloo Street is zoned Office Residential Special Provision (OR(1)•D75•H12) which permits Office-Apartment Buildings, Type 2 Group Homes, Class 2 Lodging Houses, Offices, and Medical/Dental Offices up to a maximum height of 12 metres and a maximum density of 75 units per hectare. The remaining portions of the site known as 321 Central Avenue and 581 Waterloo Street are zoned Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) which permits Single Detached Dwellings, Semi-Detached Dwellings, Duplex Dwellings, Triplex Dwellings, Converted Dwellings, Fourplex Dwellings and Professional and Service Offices in existing buildings together with at least one dwelling unit.

The recommended amendment would add a Bonus Zone to the existing split zoning on the site. The recommended bonus zone would allow for the development of a 6-storey residential apartment building of a specified architectural design to contain up to 35 apartment units with underground parking. The proposed design includes distinct variation in the massing of the building with significant step-backs and terraces incorporated to provide for a built form which is sensitive to its context. The design also includes ground floor units with front patios and individual entrances to the street to mimic the character and rhythm of similar dwellings in the neighbourhood. Should the applicant chose to forego the height and density increases recommended by the bonus zone, the standard regulations of the existing (OR(1)•D75•H12) and (R3-2(6)/OC2) Zones will prevail.

The recommended Bonus (B(\_)) Zone includes site-specific regulations for lot area, frontage, yard setbacks, lot coverage and landscaped open space. The recommended regulations are generally consistent with the provisions of the Residential R10 (R10-3) Zone which is used to regulate high density residential developments in the form of apartment buildings within Central London. The regulations of the recommended Bonus Zone include some variances from the standard provisions of the R10-3 Zone including: front yard setback (0.0m); exterior side yard setback (0.0m); rear yard setback (0.0m); and, lot coverage (55%). These standards are reasonable in order to facilitate residential intensification and compact form, where the building design achieves the urban design principles set out in Chapter 11 of the Official Plan. The special development regulations are reflective of the conceptual site plan and elevations that have been reviewed and vetted through the application process. The bonus zone will allow for an increase to the maximum allowable height and density to 20 metres and 210 units per hectare in return for a specified building design which achieves many of eligible bonus zoning features outlined in Section 19.4.4 of the Official Plan. The inclusion of such features results in a public benefit which would be difficult to achieve through the normal development process.

<b>CONCLUSION</b>
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The recommended amendments have been supported by the foregoing planning analysis. The proposal has been evaluated in the context of the applicable land use policy and is supported by the objectives of the *Provincial Policy Statement, 2014* and the City of London Official Plan which promote intensification, redevelopment and compact form in core urban locations in order to minimize land consumption and servicing costs across the municipality and provide for a range of housing types and densities to meet the needs of current and future residents. The recommended amendments will facilitate a built form which is sensitive to its location within a primarily low-rise area. The proposed development design orients the mass of the building toward an adjacent 8-storey apartment building and includes significant step-backs and a terraced design which provides transition to surrounding low-rise structures and the pedestrian realm allowing for a harmonious integration of the proposed 6-storey apartment building within the existing built fabric of the neighbourhood. Further, the proposed development includes unique design attributes and amenities which support the City's Urban Design Principles outlined in Section 11 of the Official Plan, including the incorporation of an appropriately scaled podium base with townhouse units spanning the length of the Waterloo Street and Central



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**OZ-8371**  
**Mike Davis**

Avenue frontage with individual entrances to the street and front patios to mimic the character of surrounding street oriented detached homes.

The site's presence within the West Woodfield Heritage Conservation District warrants a careful planning evaluation wherein the multitude of objectives outlined in the PPS and City Official Plan are balanced with the requirement to conserve and protect significant built heritage resources. In this regard, a Heritage Impact Assessment was prepared by MHBC Planning and submitted with the application for consideration. The heritage issues have been considered comprehensively, recognizing the requirement for demolition of two structures and the impact of the proposed new development within the district. It is generally concluded that the loss of two modest Class 'C' structures can be sustained by the overall strength and integrity of the heritage fabric in the larger district, which is comprised largely of group 'A' and 'B' structures, especially in consideration of the proposed new development which will provide a different, but valuable, contribution to both the Waterloo Street and Central Avenue Streetscape. The proposed redevelopment would provide for a contemporary apartment building design with architectural details that are reflective of many historic buildings in the surrounding area to fill a significant gap in the streetscape created by the vacant site at 585 Waterloo Street. This vacant site detracts from the overall character of the neighbourhood and the quality of the built heritage environment in West Woodfield.

Given the foregoing, the recommended amendments represent sound land use planning and are reflective of the most appropriate planning outcome given the unique balance of competing interests involved.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>MIKE DAVIS, B.U.R.PI. PLANNER II, CURRENT PLANNING</b>	<b>MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING</b>
<b>RECOMMENDED BY:</b>	
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>	

September 15, 2014.  
Mike Davis  
Y:\Shared\implemen\DEVELOPMENT APPS\2014 Applications 8309 to\8371OZ - 321 Central Ave and 581-585 Waterloo St (MD)\OPA-ZBL Amendment Report.docx

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**OZ-8371  
Mike Davis**

**Responses to Public Liaison Letter and Publication in “The Londoner”**

*\*Copies of all written correspondence is available for review upon request citing file OZ-8371.*

<u>Telephone</u>	<u>Written</u>
N/A	Dean Sheppard 359 Central Avenue
	Ben Lansink 505 Colborne Street
	Bill Penny 300-633 Colborne Street
	John Scotland 311 Central Avenue
	Burton Moon 485 Dufferin Ave
	Christian Vemb 256 Central Ave
	Michael Bain 380 King Street
	Gillian Mandich N/A
	Hazel Elmslie 42 Palace Street
	James Fentin N/A
	Jeff and Diana House N/A
	Brian Kyle N/A
	Linda Whitney N/A
	Lisa McManus 493 Queens Ave.
	Kate Rapson & Jason Kipfer on behalf of the Woodfield Community Association
	Jodi Tiller 256 Central Ave.
	Rod McDowell 507 Princess Ave.
	Ron and Louise Annis N/A
	Suzanne and Victor Aziz 582 Waterloo Street
	Tom Okanski 310 Wolfe Street
	Rachel Bell N/A

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**OZ-8371**  
**Mike Davis**

**Bibliography of Information and Materials**  
**OZ-8371**

**Request for Approval:**

City of London Official Plan and Zoning By-law Amendment Application Form, completed by MHBC Planning Ltd., May 30, 2014.

**Reference Documents:**

Ontario. Ministry of Municipal Affairs and Housing. *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended.

Ontario. Ministry of Municipal Affairs and Housing. *Provincial Policy Statement*, 2014.

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

Nicholson Sheffield Architects Inc. *Site Plan*, May 28, 2014.

MHBC Planning. *Planning Justification Report*, May 2014.

MHBC Planning. *Urban Design Brief*, May 2014.

MHBC Planning. *Heritage Impact Assessment*, May 2014.

EXP. *Phase II Environmental Site Assessment*, May 9, 2014.

Development Engineering Ltd. *Sanitary System Review*, May 21, 2014.

**Correspondence: (all located in City of London File No. Insert File No. OZ-8371 unless otherwise stated)**

**City of London -**

Smolarek J., City of London Urban Design Unit. Memo to M. Davis, September 2, 2014.

Ries S., Urban Design Peer Review Panel. Memo to M. Davis, July 23, 2014.

Ricciuto M., City of London Wastewater and Drainage Engineering. E-mail to M. Davis. July 15, 2014.

Couvillon A., City of London Transportation Planning and Design. E-mail to M. Davis, July 11, 2014.

**Departments and Agencies -**

Creighton C., UTRCA. Letter to M. Davis. July 14, 2014.

**Other:**

Site visit September 2, 2014 and photographs of the same date.

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**OZ-8371**  
**Mike Davis**

**Appendix "A"**

Bill No. (number to be inserted by Clerk's Office)  
2014

By-law No. C.P.-1284-\_\_\_\_\_

A by-law to amend the Official Plan for the City of London, 1989 relating to 321 Central Avenue and 585 & 581 Waterloo Street.

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 for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13.*

PASSED in Open Council on September 30, 2014.

J. Baechler  
Mayor

Catharine Saunders  
City Clerk



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**OZ-8371  
Mike Davis**

**AMENDMENT NO.**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to change the designation of certain lands described herein from “Low Density Residential” to “Multi-Family, High Density Residential” on Schedule “A” – Land Use – to the Official Plan for the City of London to allow for the development of a six (6) storey residential apartment building which may contain up to 35 apartment units.

**B. LOCATION OF THIS AMENDMENT**

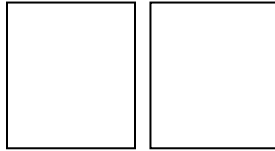
This Amendment applies to lands located at 321 Central Avenue and 585 & 581 Waterloo Street in the City of London.

**C. BASIS OF THE AMENDMENT**

The subject lands are located within Central London in close proximity to transit services, major public open space and significant shopping and employment uses in the Downtown. The site satisfies the location criteria for the Multi-Family, High Density Residential designation and will facilitate a form of development which is compact, makes efficient use of land and resources and contributes to a broadening of the range of housing options available to current and future residents of West Woodfield. Further, the amendment will provide for a development which is consistent with the criteria for new development in the West Woodfield Heritage Conservation District.

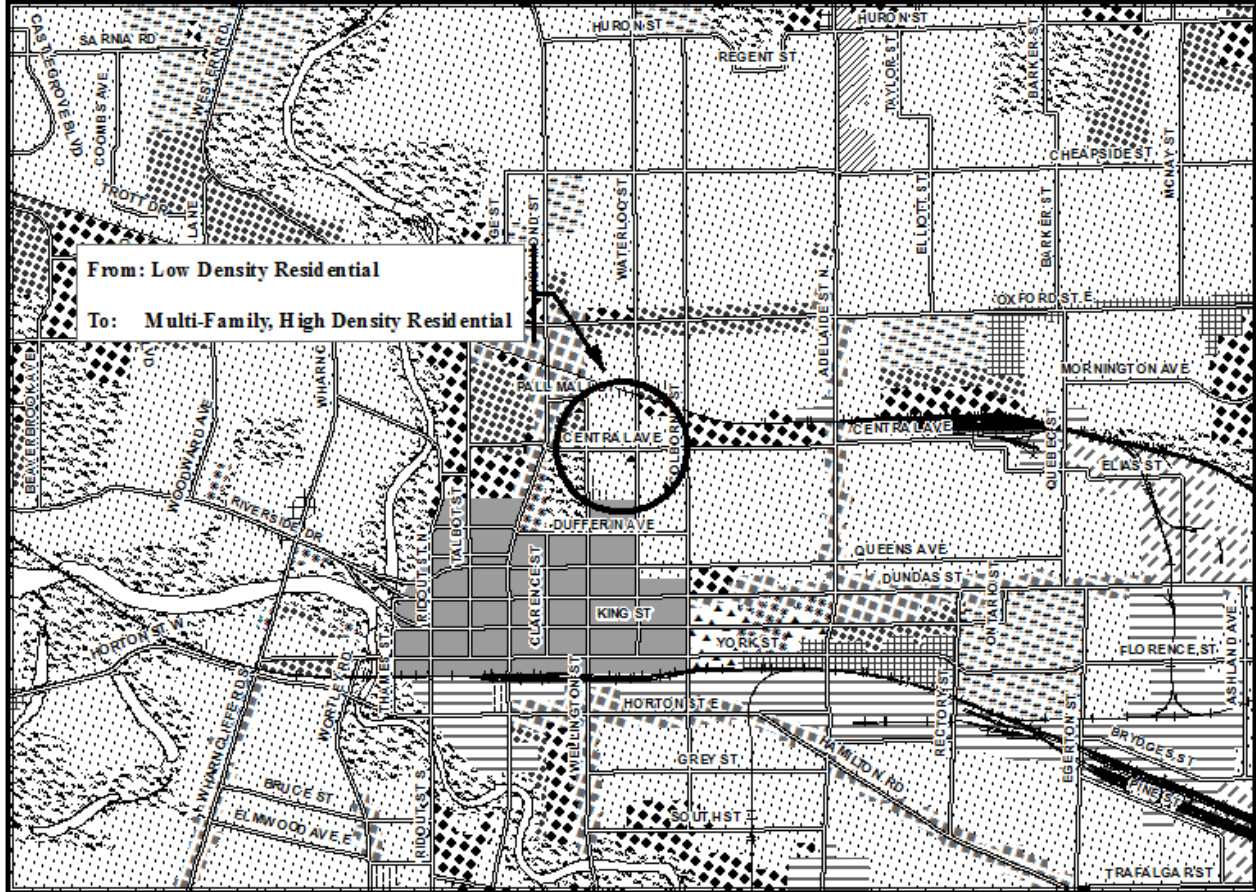
**D. THE AMENDMENT**

Schedule A – Land Use – to the Official Plan for the City of London is amended by designating those lands located at 321 Central Avenue and 585 & 581 Waterloo Street in the City of London, as indicated on “Schedule 1” attached hereto from “Low Density Residential” to “Multi-Family, High Density Residential”.



OZ-8371  
Mike Davis

AMENDMENT NO:



**Legend**

- |   |                                   |
|---|-----------------------------------|
| Downtown                                      | Office/Residential                |
| Wonderland Road Community Enterprise Corridor | Office Business Park              |
| Enclosed Regional Commercial Node             | General Industrial                |
| New Format Regional Commercial Node           | Light Industrial                  |
| Community Commercial Node                     | Regional Facility                 |
| Neighbourhood Commercial Node                 | Community Facility                |
| Main Street Commercial Corridor               | Open Space                        |
| Auto-Oriented Commercial Corridor             | Urban Reserve - Community Growth  |
| Multi-Family, High Density Residential        | Urban Reserve - Industrial Growth |
| Multi-Family, Medium Density Residential      | Rural Settlement                  |
| Low Density Residential                       | Environmental Review              |
| Office Area                                   | Agriculture                       |
|   | Urban Growth Boundary             |

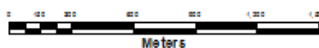
*This is an excerpt from the Planning Division's working consolidation of Schedule A to the City of London Official Plan, with added notations.*

**SCHEDULE 1  
TO  
OFFICIAL PLAN  
AMENDMENT NO. \_\_\_\_\_**

PREPARED BY: Graphics and Information Services



Scale 1:30,000



FILE NUMBER: OZ-8371

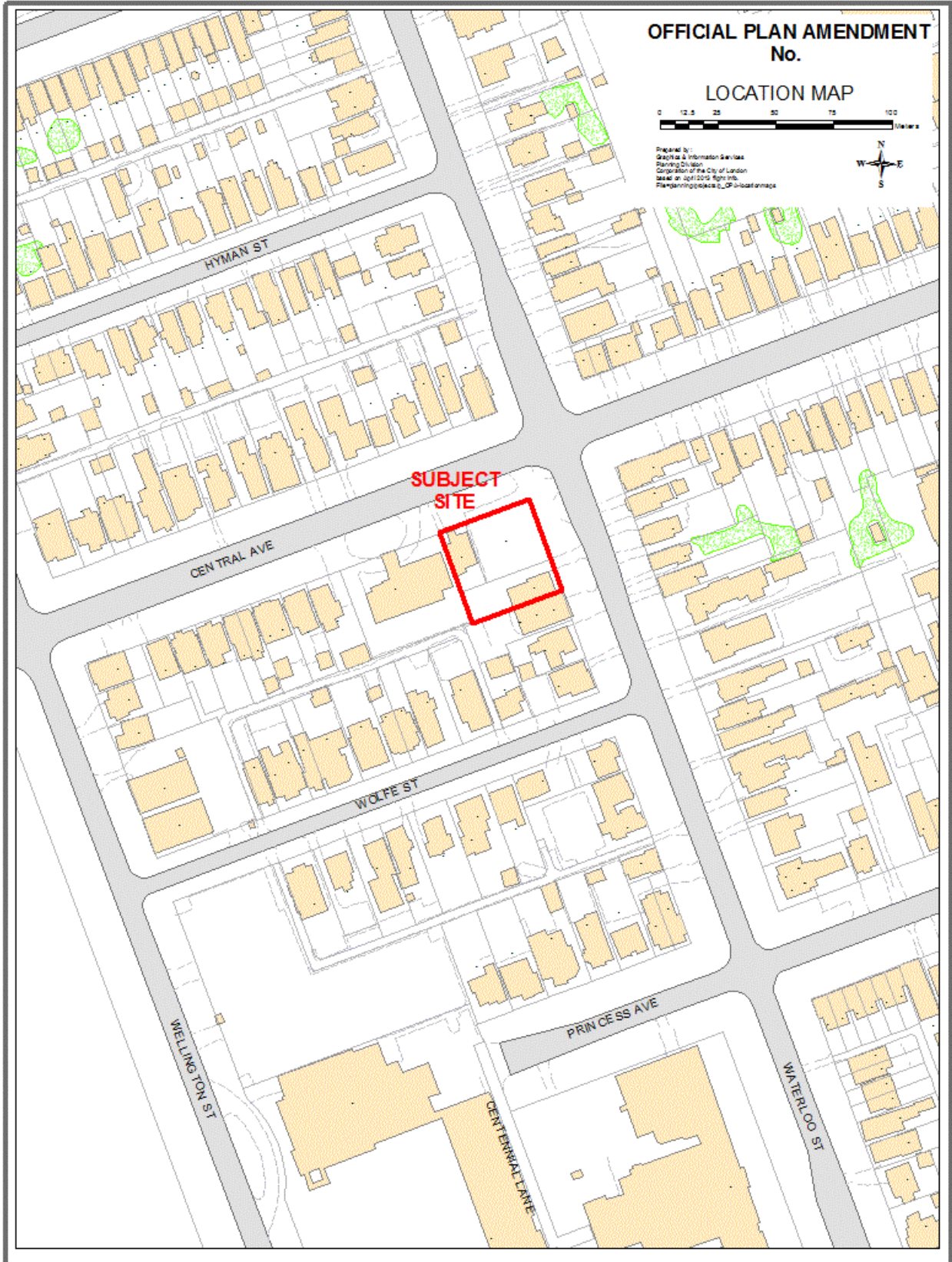
PLANNER: MD

TECHNICIAN: MB

DATE: 2014/08/21

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OZ-8371  
Mike Davis



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**OZ-8371  
Mike Davis**

**Appendix "B"**

Bill No. (number to be inserted by Clerk's Office)  
2014

By-law No. Z.-1-14\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 321 Central Avenue and 585 & 581 Waterloo Street.

WHEREAS 2386225 Ontario Ltd. has applied to rezone an area of land located at 321 Central Avenue and 585 & 581 Waterloo Street, as shown on the map attached to this by-law, as set out below;

AND 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:

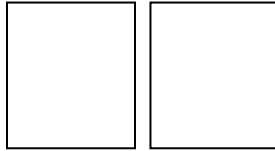
- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 321 Central Avenue and 585 & 581 Waterloo Street, as shown on the attached map comprising part of Key Map No. A107, from an Office Residential Special Provision (OR(1)•D75•H12) Zone and a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC2) Zone to an Office Residential Special Provision Bonus (OR(1)•D75•H12•B(\*)) Zone and a Residential R3 Special Provision/Office Conversion Bonus (R3-2(6)/OC2•B(\*)) Zone.
- 2) Section Number 4.3 (Bonus Zones) of the General Provisions to By-law No. Z.-1 is amended by adding the following Site Specific Bonus Provision:

4.3(4) B(\*) 321 Central Avenue and 585 & 581 Waterloo Street

This bonus zone is intended to facilitate a development design which includes a 6-storey (20m tall) residential apartment building with a maximum of 35 residential apartment units and underground parking and shall be implemented through a development agreement in return for the provision of the following services, facilities and matters:

- A building design which, with minor variations at the discretion of the Managing Director, Planning and City Planner, is generally consistent with the Site Plan and Illustrations shown in Schedule "1" of the amending by-law, and includes an architecturally differentiated base, middle and top:
  - With the base consisting of the portion of the facades between the ground floor and the top of the 3<sup>rd</sup> floor; positioned at, or near, the front and exterior lot lines along Waterloo Street and Central Avenue, generally in line with the established street wall; incorporating architectural detail which creates a prominence at the corner of Waterloo Street and Central Avenue; including apartment units which appear as "townhouses" spanning the length of both the Waterloo Street and Central Avenue street-facing facades; with individual entrances to each "townhouse" unit provided directly to the street; including architectural elements or canopies projecting above pedestrian entrances at street level; including patios and/or amenity space in front of each "townhouse" unit; with specific architectural detail provided to pronounce the primary building entrance along the northern building façade and accentuate the entrance;
  - With the middle portion consisting of the portion of the facades between





**OZ-8371**  
**Mike Davis**

the top of the base and the top of the 4<sup>th</sup> floor; including building step-backs at the 4<sup>th</sup> floor with outdoor terraces provided which may include a combination of soft landscaping, passive amenity space, and vegetated green roofing;

- With the top consisting of the portion of the facades above the top of the 4<sup>th</sup> floor; employing building step-backs on the 5<sup>th</sup> floor to provide for outdoor terraces; incorporating an internal communal amenity space with the exterior facades comprised of primarily transparent glazing in order to provide for views into and out of the building to animate the upper floors of the building; using attractive materials and architectural details to screen all mechanical elements located above the 6<sup>th</sup> floor;
- Locating waste and recycling facilities within the proposed building screened from views of adjacent properties and the public realm;
- Locating all parking facilities below grade within the proposed building screened from views of adjacent properties and the public realm;
- Providing barrier-free access to all floors (to the extent feasible to facilitate access and use);
- Reclamation of suitable building materials such as windows, doors, mouldings, columns, bricks, etc. for potential reuse in the new building on the site or as replacement components for other buildings in the neighbourhood which require repair and restoration over time is required.

The following regulations apply within the bonus zone:

a) Permitted Uses:

Apartment Buildings

b) Regulations:

i)	Lot Area (Min.)	1,600m <sup>2</sup> (0.4 ac.)
ii)	Lot Frontage (Min.)	40m (131 ft.)
iii)	Front Yard Depth (Min.)	0.0m (0 ft.) (From existing road allowance)
iv)	Interior Side Yard (Min.)	9.3m (30.5 ft.)
v)	Exterior Side Yard Depth (Min.)	0.0m (0 ft.) (From existing road allowance)
vi)	Rear Yard Depth (Min.)	0.0m (0 ft.)
vii)	Landscaped Open Space (Min.)	25%
viii)	Lot Coverage (Max.)	55%
ix)	Height (Max.)	20m (66 ft.)

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**OZ-8371**  
**Mike Davis**

x) Density (Max.) 210 Units Per Hectare

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

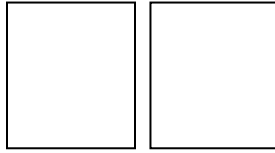
This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on September 30, 2014.

J. Baechler  
Mayor

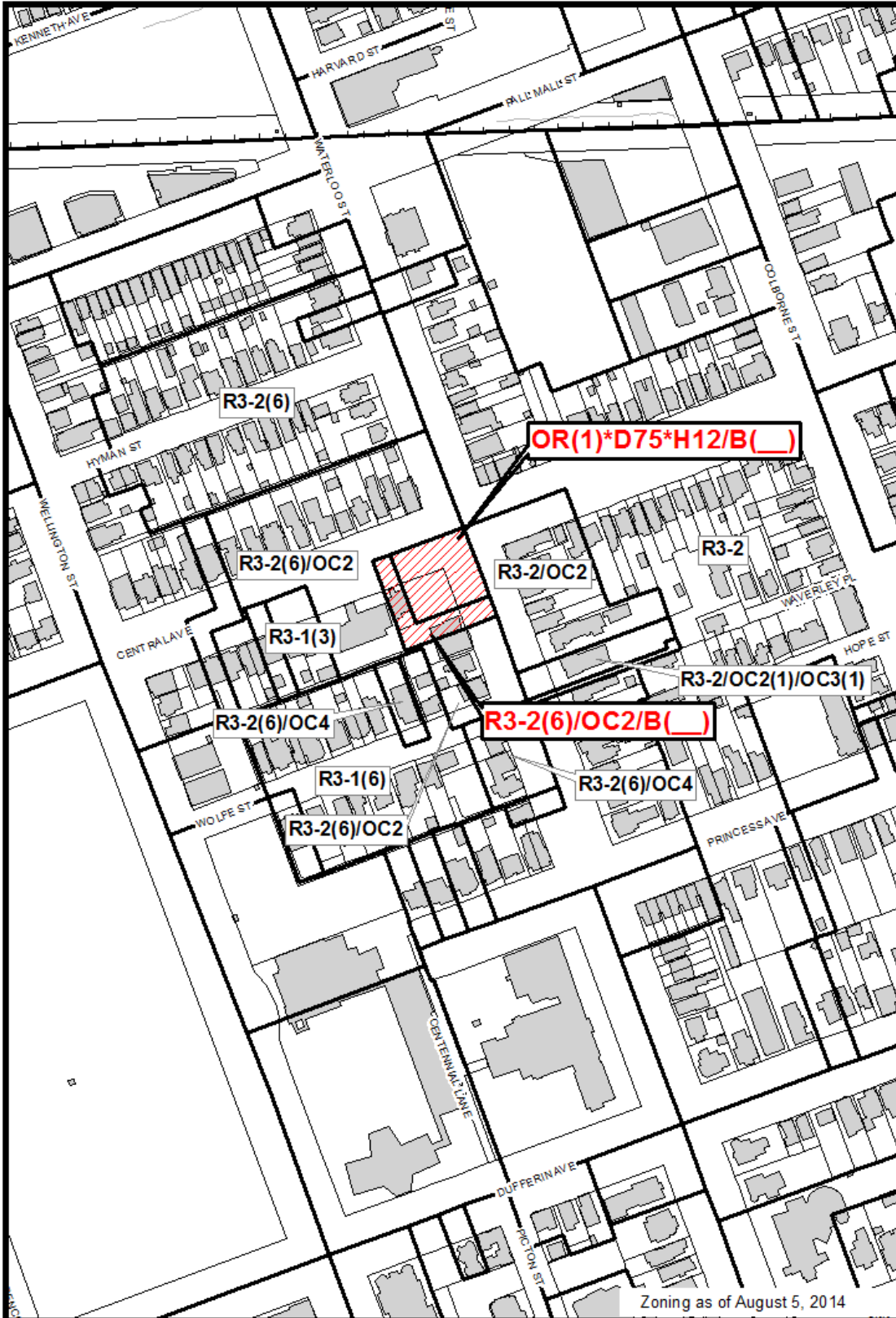
Catharine Saunders  
City Clerk

First Reading – September 30, 2014  
Second Reading – September 30, 2014  
Third Reading – September 30, 2014



OZ-8371  
Mike Davis

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




File Number: OZ-8371  
 Planner: MD  
 Date Prepared: 2014/08/14  
 Technician: ZZ  
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,000

0 15 30 60 90 120 Meters

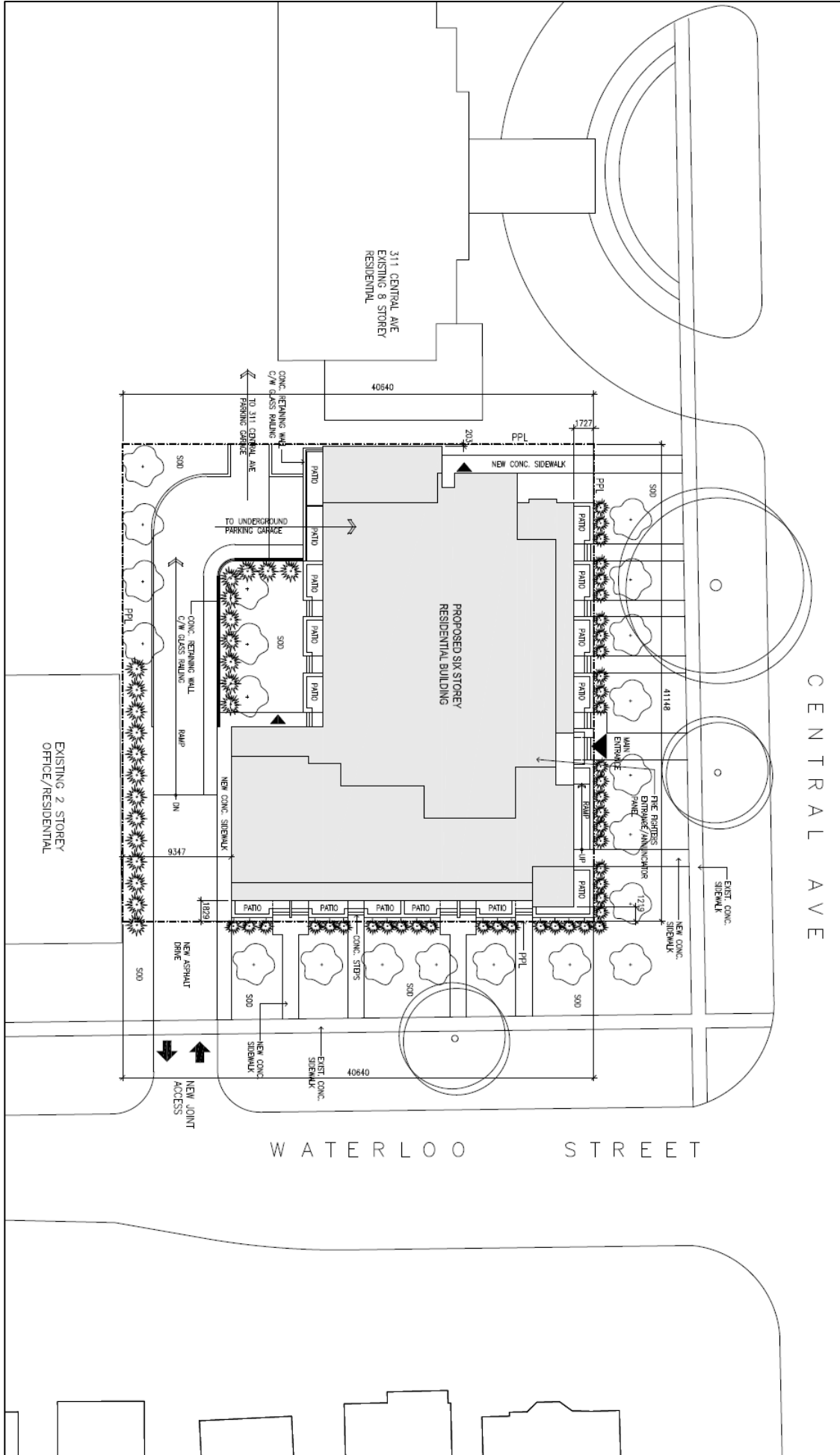


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Site Plan





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Illustrations



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