

# 510 Central Avenue and 609 William Street Z-8141

*Planning & Environment Committee  
October 14, 2014*



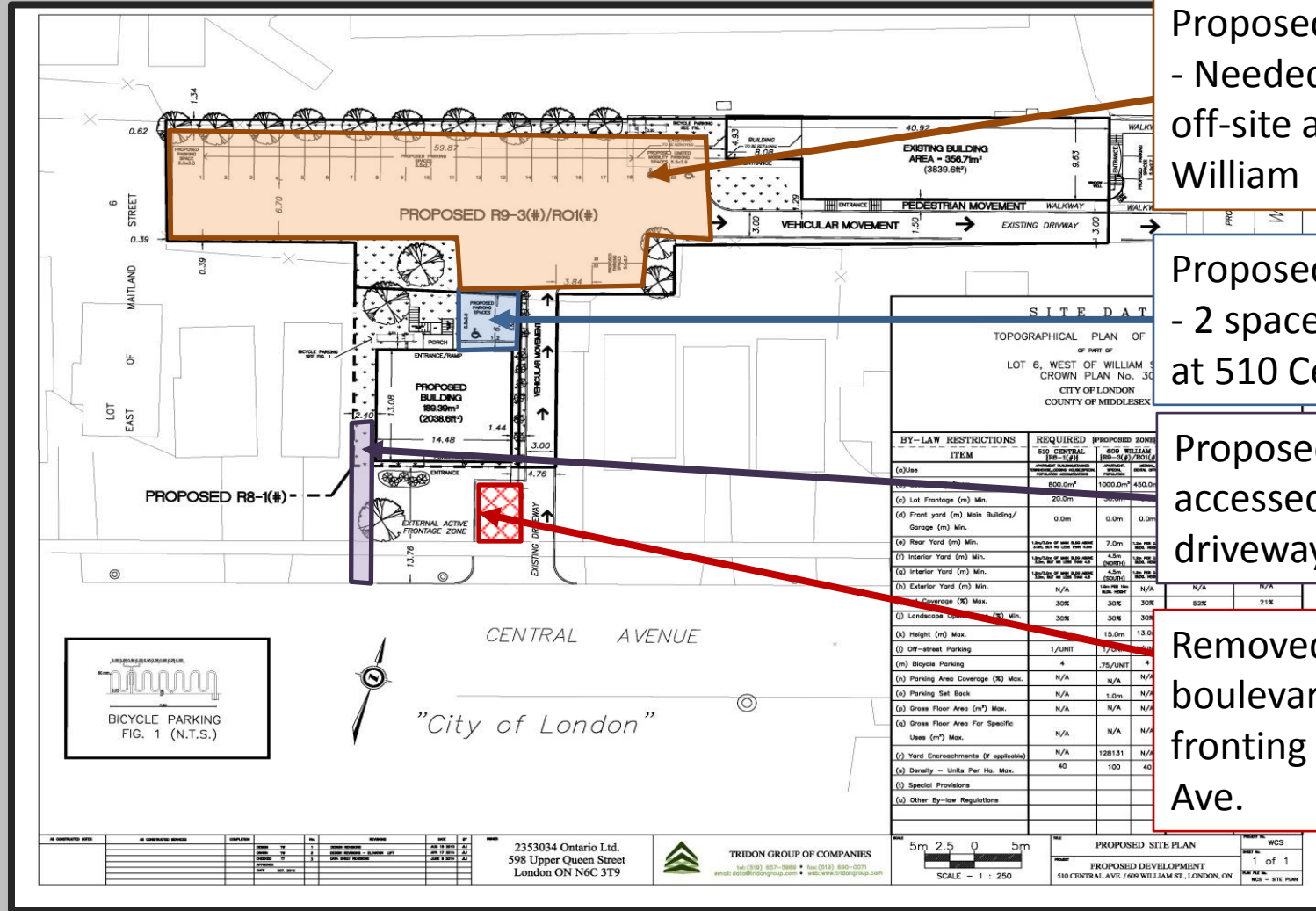
London  
CANADA

# In Response to October 7 PEC Direction...

- Amended by-law to permit retail use at 609 William Street;
- Amended by-law to eliminate references that would prohibit driveway and parking along west property boundary of 510 Central Avenue (to be determined at site plan stage);
- Amended matters to be considered by the Site Plan Approval Authority to provide flexibility for an appropriate building design at the site plan stage:
  - Façade to be in keeping with the massing rhythm of existing buildings along the street. A step-back may be implemented to break up a wider building form;
  - Porch that harmonizes with the scale, massing and design of the building;
  - Ensure the building massing respects the cottage at 518 Central Avenue;
  - Clauses regarding roofline articulation, windows, architectural detail and finishing materials remain the same.

# Parking

June 2014 - Parking



Proposed Parking - Needed spaces off-site at 609 William

Proposed Parking - 2 spaces on-site at 510 Central

Proposed - 1 space accessed by driveway

Removed - 2 boulevard spaces fronting on Central Ave.

# History of this Application

January 2013

Treadstone Group



# History of this Application

June 2014



# Proposed Elevation

September 2014



# Recommended Zoning

	510 Central Avenue		609 William Street	
<b>Recommended Zone Change</b>	FROM R3-2	TO R3-2(␣)	FROM R3-2 and R9-3•H15	TO R9-3•H15/RO1(␣)
<b>Permitted Uses</b>	Singles, Semis, Duplexes, Triplex, Fourplex	Apartment buildings	Apartment buildings	Apartment Buildings and Office <b>and Retail</b> Uses
<b>Max. Height</b>	12 m	10m	15m	15m
<b>Number Units</b>	4 units	5 units	n/a	n/a
<b>Special Provisions</b>		Max 2 and 1 bedrooms/unit (total 9) Existing lot frontage and area Reduced side yards Lot coverage Parking area coverage Allow for off-site parking Restrict all parking to rear yard		Existing lot frontage Existing north yard depth Existing landscaped open space for existing building Reduced parking spaces (22) for existing building
<b>Holding Provisions</b>		Public Site Plan meeting Easement for parking		Easement for parking