# 510 Central Avenue and 609 William Street Z-8141

Planning & Environment Committee October 14, 2014



#### 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 EXISTING BUILDING William 6 STREET PROPOSED R9-3(#)/RO1(#) VEHICULAR MOVEMENT **Proposed Parking** - 2 spaces on-site TOPOGRAPHICAL PLAN OF at 510 Central LOT 6, WEST OF WILLIAM CROWN PLAN No. 30 CITY OF LONDON COUNTY OF MIDDLESS LOT Proposed - 1 space BY-LAW RESTRICTIONS REQUIRED IPROPOSED ZON accessed by PROPOSED R8-1(#) -(d) Front yord (m) Main Buil Garage (m) Min. driveway Rear Yard (m) Mir Ling Sides Of Mich. BLDG ARCHE. Line, But NO LINE THE 4.5 0 12m/10m OF NOW \$150 ARMS 12m, NOT NO 1250 THE 42 30% 30% CENTRAL AVENUE Removed - 2 N/A N/A boulevard spaces 1.0m N/A N/A "City of London" BICYCLE PARKING fronting on Central Uses (m²) Mox. N/A (s) Density - Units Per Ha. Ave. 2353034 Ontario Ltd. 5m 2.5 PROPOSED SITE PLAN TRIDON GROUP OF COMPANIES 598 Upper Queen Street 1 of 1 PROPOSED DEVELOPMENT TRAL AVE. / 609 WILLIAM ST., LONDON, ON London ON N6C 3T9

### **History of this Application**

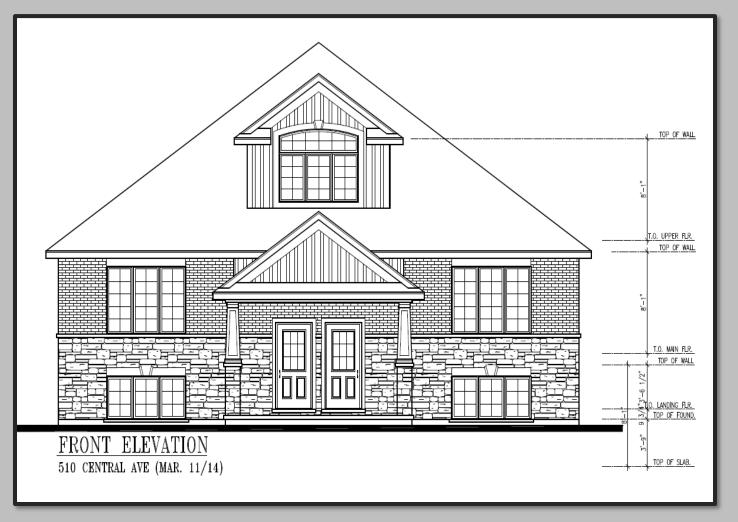
January 2013





#### **History of this Application**

June 2014





#### **Proposed Elevation**

#### September 2014





## Recommended Zoning

	510 Central Avenue		609 William Street	
Recommended Zone Change	FROM R3-2	TO R3-2(_)	FROM R3-2 and R9-3•H15	TO R9-3•H15/RO1(_)
Permitted Uses	Singles, Semis, Duplexes, Triplex, Fourplex	Apartment buildings	Apartment buildings	Apartment Buildings and Office and Retail Uses
Max. Height	12 m	10m	15m	15m
Number Units	4 units	5 units	n/a	n/a
Special Provisions		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
Holding Provisions		Public Site Plan meeting Easement for parking		Easement for parking