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**File: Z-8490
Planner: Eric Lalande**

USE

The proposed mixed-use development is a predominantly residential building, but also includes provision for commercial units on the ground floor. The 199 residential units occupy the building tower. Official Plan policy encourages growth of the residential population in the Downtown, citing that *“the development of a variety of high and medium density housing types in the Downtown will be supported.”*

The subject lands are zoned a Holding Downtown Area (h-3*DA2*D250) Zone within Zoning By-law Z.-1. The Downtown Area (DA2) zone permits a wide range of uses including commercial uses and residential apartment buildings. The Downtown Area (DA2) is considered one of the more permissive zones to allow for a wide range of services to be provided in the core of the city. The proposed mixed use building is consistent with the range of uses permitted within the Downtown Area (DA2) Zone that is already applied to this site..

***190** square metres of retail space is proposed at grade facing Talbot Street. The DA2 zone requires no parking spaces for residential uses, but does require parking for commercial uses. However, 156 parking spaces are provided at and above grade in the podium portion of the building and 77 in three levels below grade. The 29th floor will house mechanical rooms and a number of amenity facilities for residents, and outdoor space for activities and a roof top garden.

This proposal implements *Our Move Forward: London’s Downtown Plan*. It specifically addresses Strategic Direction 5 – *“Build A Great Neighbourhood: Continue to support the development of a larger residential community in the downtown to foster a local trade market to offer a diverse array of neighbourhood ‘daily needs’ commercial enterprises.”*

The *Provincial Policy Statement, 2014* (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS is intended to be read in its entirety and the relevant policies are to be applied to each situation. The proposed amendment is consistent with the Provincial Policy Statement, being supportive of efficient land use, in the Downtown Area where growth is intended to be focused, and based on providing densities and a mix of land uses to efficiently use land, infrastructure, public services, transit. (1.1.3.2).

INTENSITY

Height and Density

According to the Official Plan, Downtown London is intended to accommodate higher intensity forms of development. The Official Plan notes *“limitations on the scale of development will be less restrictive in the Downtown and policies will allow for flexibility in the application of these limitations.”* Further, the overall scale of development is expected and encouraged to be at higher rates than other areas of the city. *“The Downtown will accommodate the greatest height and density of retail, service, office and residential development permitted within the City of London.”* (Section 4.17).

While, greater heights are supported, the appropriate application of highest densities is to be permitted for the best achievable projects, and controlled through the application of bonus zones. *Development in the Downtown may be permitted up to a maximum floor area ratio of 10:1 for commercial uses and will normally not exceed 350 units per hectare (140 units per acre) for residential uses. Increases in density may be permitted without amendment to the Plan provided the proposal satisfies density bonusing provisions of Section 3.4.3. iv) and 19.4.4. of the Plan, conforms to the Site Plan Control By-law and addresses standards in the Downtown Design Guidelines.*

The proposed amendment seeks to increase the maximum height permitted in the Downtown Area (DA2) zone (currently 90 metres) to 97 metres and to increase the density permitted on the subject lands (currently 250 uph) to 990 units per hectare. Both of these increases are requested to be provided through the application of a Bonus Zone [See section below]. The