



## START COMMUNICATIONS

Public Meeting  
Planning and Environment Committee  
City of London  
August 28, 2017

## What is START COMMUNICATIONS?

- Multi-board Communications Inc., operating as Start.ca, and sometimes referred to as START COMMUNICATIONS is a high technology company .
- Start Communications is a federally regulated Canadian telecommunications service provider that provides internet, voice and data services over its networks.
- To individual homes and businesses, and provides server hosting of corporate data, and installs hard infrastructure such as fibre to geographic areas .
- It continues to expand its downtown fibre telecommunications network infrastructure which now reaches the airport and several other underserved areas in London.
- Start communications is currently located (and “bulging” ) at 148 York Street

## What will this new project serve?

- The proposed facility will house the primary data centre, networking and operational services required to support our growing network.
- It will be HEAD QUARTERS for Start.ca
- It will accommodate 140 employees now and 300 projected in the near future .
- Operates in three shifts, 24 hours a day, with “. . . employees arriving and departing at various times throughout the day”

## Why this is a good site for START.CA?

- Centre of the city and can serve all parts of the City and region equitably.
- Adjacent to Downtown – lots of services!
- Under-utilized site and even with old buildings is a site that is shaped and sized sufficiently to enable a low rise large floor plate building
- Good location for the “type” of employee ( high-tech) who wish to live downtown and either walk, cycle or bus to work.

## Planning Approvals

- The existing RESTRICTED SERVICE COMMERCIAL - RSC - ZONING.
- The land use as a PUBLIC UTILITY. Is permitted and ..... means water, artificial or natural gas, electrical power or energy, steam or hot water, and telecommunication networks, and includes the works, structures, buildings and appurtenances necessarily incidental to the supplying of such services by a Board, Commission, Corporation or person.”

## Public Utilities are permitted as a PUBLIC USE, in any zone.

### 4.20 PUBLIC USES

#### 1) PARKS, FACILITIES AND STREETS

#### 2) UTILITIES

This By-Law permits the use of land or the use or erection of any building or structure in any zone for the purpose of the provision of essential services or utilities or drainage ..... provided that:

a) such building or structure is designed and maintained in general harmony with the buildings and structures permitted .....

b) all buildings shall otherwise comply with the regulations of that zone; ..... MUST REZONE

- .....

# RSC Zoning regulations to be adjusted

- a minimum lot depth of 58 metres; (60 m req'd)
- a minimum front yard setback of 3.0 metres; (10 m req'd)
- a minimum (east) interior side yard setback of 0.25 metres; (7.5m but existing)
- a minimum rear yard setback of 0.25 metres; (7.5 m but existing)
- a maximum lot coverage of 50%; (req'd 30%)
- a maximum height of 13 ( to 14.5) metres; (req'd 12 m)
- a total gross floor area of 7492 square metres;
- 80 parking spaces; (req'd 167)
- 2 loading spaces (each measuring 9 metres in length); (2 - 20 m long)
- A parking area setback from the required road allowance of 2 metres. (req'd 3 m but providing a 2.9 m widening)

# Planning Staff Report and Recommendation

- START agrees with report and recommendation and asks that PEC recommend it to Council – EXCEPT for;

Building Height – increase to 14.5 m from 13 m.  
 Maintain 3 storeys. Working with existing old buildings and new building needs flexibility.



15-025 Start.ca | 639 York Street, London ON | Existing Site Imagery | April 2017 | A-03 | zedd ARCHITECTURE



15-026 Start.ca | 639 York Street, London ON | Isometric 1 | April 2017 | A-08 | zedd ARCHITECTURE



15-025 Start.ca | 639 York Street, London ON | Elevation | April 2017 | A-14 | zedd ARCHITECTURE



15-026 Start.ca | 639 York Street, London ON | Google Earth | April 2017 | A-18 | zedd ARCHITECTURE

Thank you ..... Questions.