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File: Z-8659
Planner: Mike Corby

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	APPLICATION BY: DREWLO HOLDINGS INC. 661 AND 667 TALBOT STREET PUBLIC PARTICIPATION MEETING ON OCTOBER 23, 2017

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Drewlo Holdings Inc. relating to the property located at 661 and 667 Talbot Street:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 30, 2017 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Residential R3/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone **TO** a Residential R3/Residential R10 Bonus (R3-1/R10-3*H30*B(_)) Zone and an Open Space (OS4) Zone.

The Bonus Zone shall be implemented through a development agreement to facilitate the development of a high quality, multi-storey residential apartment building, with an increased building height of up to sixteen (16) storeys (49.5m) and a maximum of 236 dwelling units (403 units per hectare), which substantively implements the Site Plan, Elevations, and Renderings attached as Schedule "1" to the amending by-law in return for the provision of the following services, facilities and matters:

- i) **Exceptional Building Design**
Specifically the building design shown in the various illustrations contained in Schedule "1" of the amending by-law, is being bonused for features which serve to support the City's objectives of promoting a high standard of design for buildings.
- ii) **Overall Design**
A contemporary architectural design that uses a coordinated palette of high quality materials to be further refined through the site plan approval process, including the use of brick along the Talbot Street frontage of the building for the first 3-storeys to ensure the building is in keeping with the character of the area.
- iii) **Podium Base Design**
 - a) A podium base up to 3-storeys in height to provide a pedestrian-friendly scale at ground-level and a continuous street-wall façade along the easterly (Talbot Street) façade;
 - b) A stepback after the first 3-storeys along Talbot Street providing a pedestrian scale that is in keeping with the character of the buildings to the south and east.
- iv) **Tower Design**
A building design that breaks up the massing of the building by providing multiple height variations and architectural details to respond to the surrounding community.
- iv) **Parking Strategy**
The provision of two levels of underground parking.

- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the implementation of the facilities, services, and matters described in the above clause (a) through the site plan

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approval process, as well as ensuring that the proposal provides for an adequate amenity area that is appropriately shaped, configured and located to provide respite for the occupants.

- (c) The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at a future Council meeting, to amend The London Plan by **ADDING** new policies to the Neighbourhoods Place Type **AND ADDING** the subject lands to Map 7 – Specific Policy Areas – of The London Plan **AND** that three readings of the by-law enacting The London Plan amendments **BE WITHHELD** until such time as The London Plan is in force and effect.
- (d) Pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the regulation for building height:
 - i) Is minor in nature, and;
 - ii) Continues to implement a building design that is consistent with the development design circulated with the Notices of Application and Public Meeting.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

“None”

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose and effect of this zoning change is to permit the development of a 16-storey (49.5m tall) apartment building with 236 apartment units (403 uph). Two levels of underground parking totaling 133 parking spaces and 38 surface parking spaces will be provided.

RATIONALE

1. The recommended amendment is consistent with the PPS 2014.
2. The recommended amendment is consistent with the City of London Official Plan policies.
3. The recommended amendment facilitates the redevelopment of an underutilized site and encourages an appropriate form of development.
4. The bonusing of the subject site ensures the building form and design will fit within the surrounding area and provide for an enhanced design standard.
5. The proposed use is contemplated through the London Plan with a minor variation in height being required.

BACKGROUND

Date Application Accepted: July 20, 2016	Agent: George Bikas (Drewlo)
<p>REQUESTED ACTION: Possible change to Zoning By-law Z.-1 FROM a Residential R3/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone TO a Residential R3/Residential R10 Bonus/Office Conversion (R3-1/R10-3*H30*B(_)/OC4) Zone to permit the same range of uses which currently exists with a bonus zone to permit a residential density of 403 uph and a height of 49.5m in return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan. Special provisions for reduced front yard, rear yard and interior side yard setbacks along with a reduction in parking from 236 spaces to 171 spaces has been requested.</p>	

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LOCATION MAP

Subject Site: 661 - 667 Talbot St
 Applicant: Drewlo Holdings Inc.
 File Number : Z-8659

Planner : MC
 Created By : MB
 Date : 2017/10/12
 Scale : 1:1500

Legend

Subject Site



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<p>SITE CHARACTERISTICS:</p> <ul style="list-style-type: none"> • Current Land Use - Vacant • Frontage -76.74 m (284.58 ft) • Depth – Varies (85m – 135m) • Area – 0.7044 ha (1.741 ac) • Shape - Irregular
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<p>SURROUNDING LAND USES:</p> <ul style="list-style-type: none"> • North - Apartments • South - Mixed Low/Medium Density Residential • East - Mixed Low/Medium Density Residential • West - Thames Valley Corridor

<p>OFFICIAL PLAN DESIGNATION: (refer to Official Plan Map)</p> <ul style="list-style-type: none"> • High Density Residential
<p>EXISTING ZONING: (refer to Zoning Map)</p> <ul style="list-style-type: none"> • R3-1/R10-3*H30/OC4

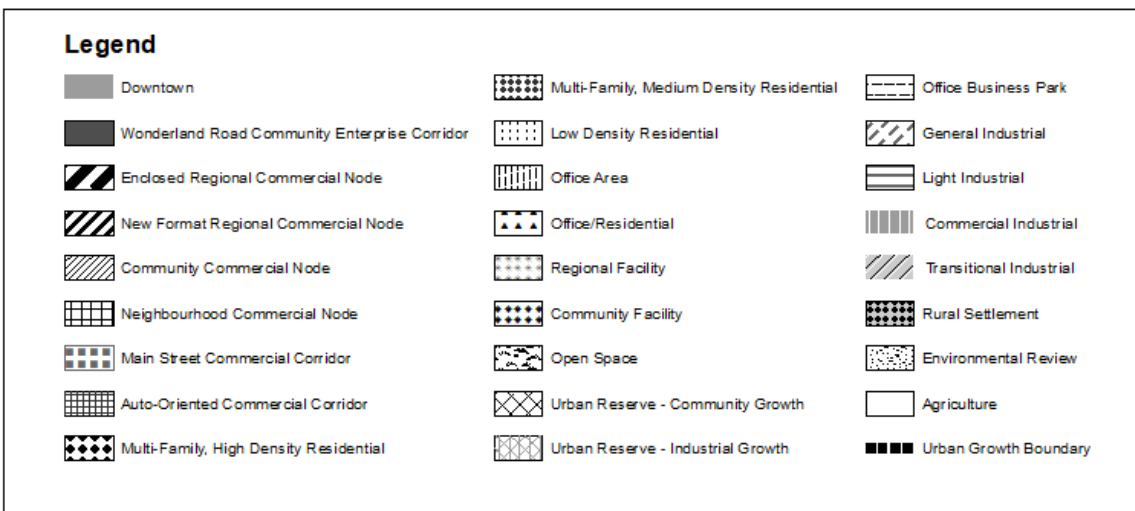
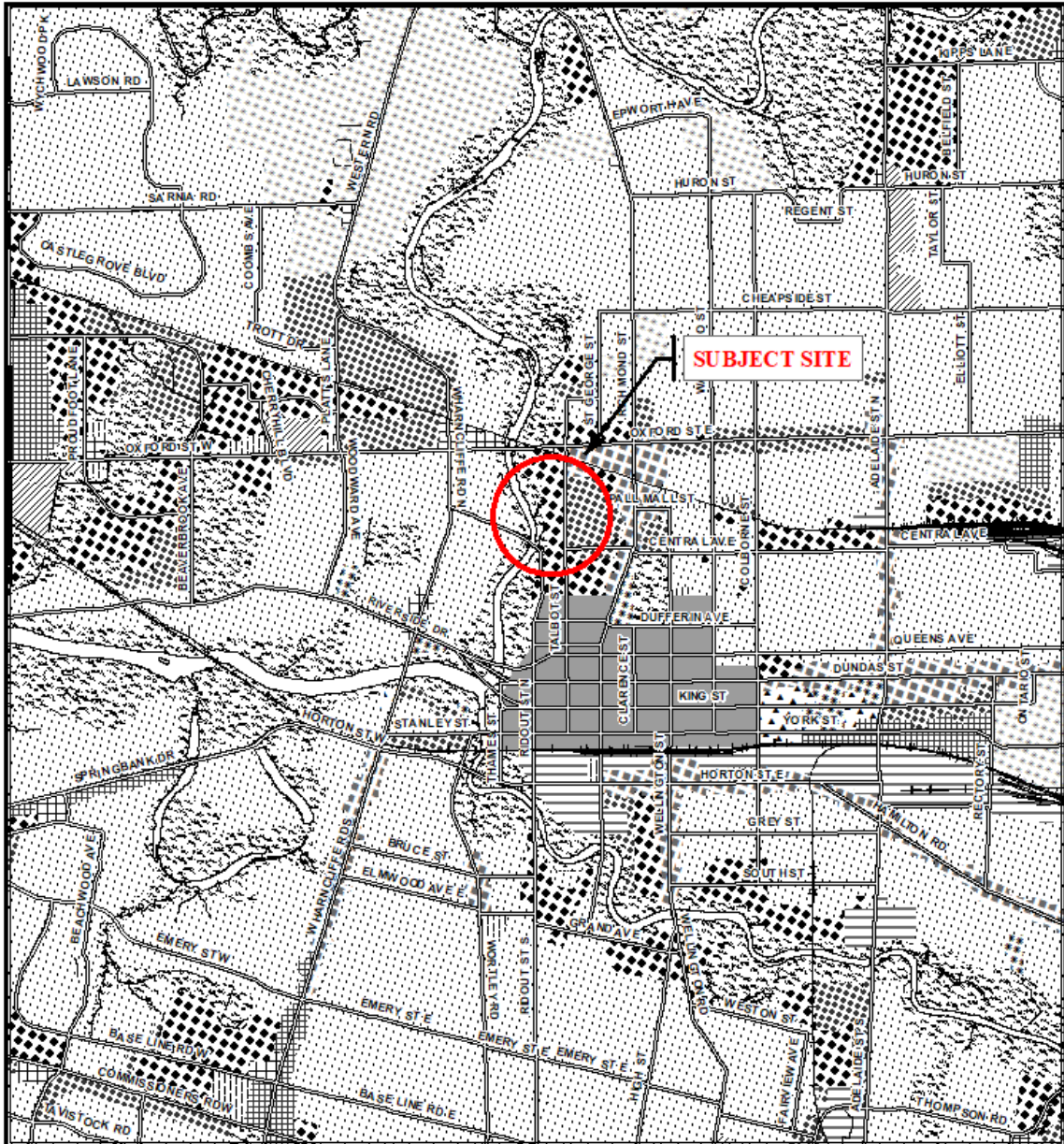
PLANNING HISTORY

The site was previously occupied by the Locus Mount estate. The City received a demolition permit in 2008 to remove the remainder of the building from the site after a fire destroyed the majority of the structure.

On April 3, 2013 a site plan application was received for a 14 storey, 158 unit apartment building as well as an application for a Minor Variance requesting an increase in height from the permitted 10-storeys to 14-storeys and reduction in setbacks and parking. The proposed development included 4 bedroom dwelling units, however during the site plan process the Near Campus Neighbourhood policies came in to affect which reduced the maximum number of bedrooms to 3 per unit. Due to the reduction in the number of permitted bedrooms, the applicants withdrew their applications for site plan approval and have now applied to rezone the subject site to seek an increase in the height and density in return for a form of development that is sensitive to the surrounding context.

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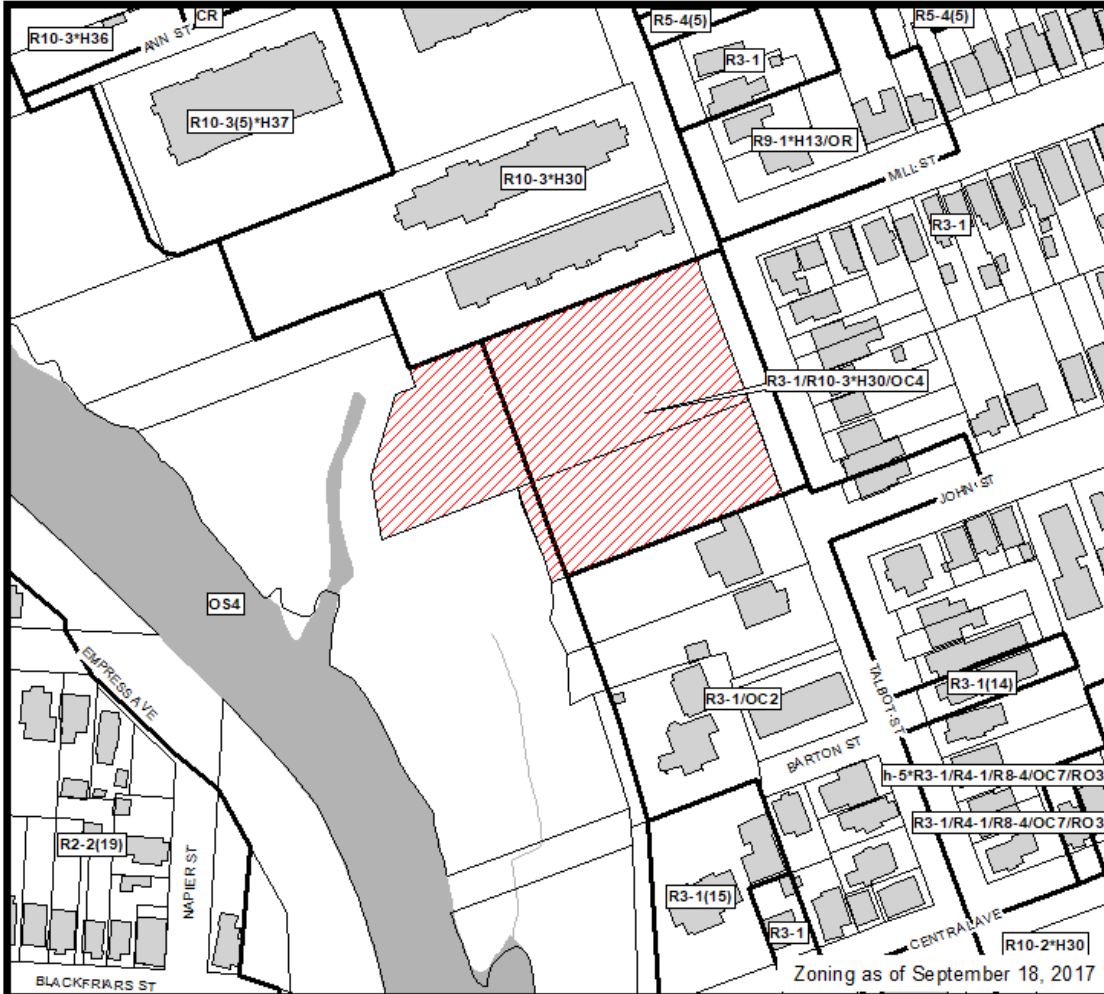
File: Z-8659
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<p>CITY OF LONDON Department of Planning and Development</p> <p>OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	 Scale 1:30,000 Meters	<p>FILE NUMBER: Z-8659</p> <p>PLANNER: MC</p> <p>TECHNICIAN: MB</p> <p>DATE: 2017/10/12</p>
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COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R3-1/R10-3*H30/OC4 and OS4

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



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
Z-8659 MC

MAP PREPARED:
2017/10/12 MB



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SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Original Circulation – August 3, 2016

Development Services - August 30th, 2016

The City of London’s Environmental and Engineering Services Department offers the following comment with respect to the aforementioned Zoning By-Law Amendment application:

Verbatim comments as per the Stormwater Engineering Division (SWED):

The Stormwater Engineering staff have no objection to the above-noted application to amend the zoning By-law. Please ensure the applicant is informed about the need to address/consider, among others, the following SWM requirements/concerns during the site plan application stage:

- *The municipal storm outlet available for the subject land is the 900mm storm sewer on Talbot Street. Changes in the "C" value required to accommodate the proposed redevelopment will trigger the need for hydraulic calculations (storm sewer capacity analysis) to demonstrate the capacity of the existing 900mm storm pipe and downstream system is not exceeded, otherwise, on-site SWM controls will need to be design to the satisfaction of the City Engineer.*
- *The design and construction of SWM servicing works for the subject land shall be in accordance with:*
 - *The SWM criteria and targets for the Central Thames Subwatershed,*
 - *Any as-constructed information and any accepted report or development agreement for the area (e.g. 2012 Infrastructure Renewal Program, Scoped EIS, etc.),*
 - *The City Design Requirements for on-site SWM controls which may include but not be limited to quantity/quality and erosion controls, and*
 - *The City's Waste Discharge and Drainage By-Laws; the Ministry of the Environment Planning & Design Manual; as well as all applicable Acts, Policies, Guidelines, Standards and Requirements of all approval agencies (i.e. UTRCA).*
- *The design of the SWM servicing work shall include but not be limited to such aspects as requirements for Oil/Grit separators for the proposed parking area, on-site SWM controls design, possible implementation of SWM Best Management Practices (e.g. Low impact Development “LID” features), grading and drainage design (minor, and major flows), storm drainage conveyance from external areas (including any associated easements), hydrological conditions, etc.*
- *The applicant and his consultant shall ensure the storm/drainage conveyance from the existing external drainage through the subject lands are preserved, all to the satisfaction of the City Engineer.*
- *Additional SWM related comments may be required and provided upon future review of this site through the site plan application stage.*

Water Division and the Wastewater Division have no engineering concerns.

This memo was provided without comment from the Transportation Division.

The above comments, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.

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Transportation - September 8, 2016

Please find below Transportations comments regarding the Zoning Application for 661 & 667 Talbot Street - Z-8659.

- *Road widening dedication of 13.0m from centre line required*
- *Left turn lane required for both north and south access*
- *Access details will be discussed in further detail during the site plan process*

Heritage Staff – September 23, 2016

The subject site for the Zoning By-law Amendment (Z-8659) includes 661 Talbot Street and 667 Talbot Street. 661 Talbot Street is the former location of Locust Mount, a substantial estate built in 1853 as the home to Elijah Leonard Junior. Following two fires, the building was demolished in 2008. The property remains listed on the Register (Inventory of Heritage Resources) pursuant to Section 27 of the Ontario Heritage Act. 667 Talbot Street was the former location of the Sisters of the Precious Blood (1923-1977; demolished c.1987). The monastery replaced an earlier home built on the property. There are several adjacent heritage listed and heritage designated properties, including:

- *653 Talbot Street (heritage listed property)*
- *116 Mill Street (heritage listed property)*
- *672-674 Talbot Street (heritage designated property)*
- *678 Talbot Street (heritage designated property)*
- *680 Talbot Street (heritage designated property)*

The Blackfriars/Petersville Heritage Conservation District and the Thames River, a Canadian Heritage River, are nearby cultural heritage resources. The site is located within the North Talbot area, which is identified as a potential Heritage Conservation District (Heritage Places, 1994).

Archaeology

While the site has not been identified by the Archaeological Master Plan (1996), a review of the archaeological potential model is presently underway. This review focuses on urban archaeological potential and has identified archaeological potential for the site. There has been some disturbance, related to the demolition of the former buildings. However the site retains sufficient integrity to demonstrate archaeological potential. A Stage 1-2 Archaeological Assessment should be undertaken to ensure that archaeological resources are conserved during development or site alteration. Otherwise a holding provision (h-18) should be considered through the rezoning, and no development or site alteration permitted until archaeological issues have been addressed.

Heritage Impact Assessment

As the site includes a heritage listed property, as well as its adjacency to heritage listed properties and heritage designated properties, a Heritage Impact Assessment (HIA) was submitted as part of the complete application. The HIA was prepared by MHBC (dated May 5, 2016) using the Ministry of Culture (now Ministry of Tourism, Culture and Sport) InfoSheet #5 Heritage Impact Assessments and Conservation Plans.

Identification of Significance of Cultural Heritage Resource

Section 4.0 of the HIA, Identification of the significance of cultural heritage resources on site, did not sufficiently demonstrate a comprehensive evaluation of the potential cultural heritage value or interest of the heritage listed property at 661 Talbot Street. While the building was demolished in 2008, the property remains listed on the Register. An evaluation using the criteria of Ontario Heritage Act Regulation 9/06 should have been undertaken to determine if the property is a significant cultural heritage resource, or if the property should be removed from the Register.

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Furthermore, comments regarding the stone wall which remains at 661 Talbot Street did not offer a clear conclusion regarding whether this element has cultural heritage value or interest or not. In Section 5.0, Description of proposed development, the wall has been proposed for replication. If the wall does not have cultural heritage value or interest, why go to the extent to replicate it? If the wall has cultural heritage value or interest, it should be retained and conserved in situ. The evaluation of the site as a cultural heritage landscape was similarly brief. An evaluation using the City's criteria should have been undertaken to arrive at the conclusion that the site is not part of a significant cultural heritage landscape.

Assessment of Impact

Section 6.2 of the HIA includes a brief discussion of potential impacts to adjacent buildings and structures. Adjacent heritage listed and heritage designated properties are primarily located to the south and east of the site. While vibration and shadowing impacts are discussed, the HIA did not include an assessment of the building form particularly the compatibility of the transition from an adjacent two-and-a-half-storey building on a heritage listed property to a proposed 16-storey high rise development. This is concerning as special provisions requested by the Zoning By-law Amendment seeks relief from the established minimum setbacks of the zone. This shortcoming in the assessment of impact resulted in no consideration of alternative approaches or mitigation of the impacts of the proposed development on adjacent heritage listed properties.

Compatibility of a proposed development could be assessed in the massing, setback, form, scale, materials, design, and other considerations in relation to adjacent heritage listed and heritage designated properties. Maintaining the established minimum setbacks may minimize adverse impacts as a result of a proposed development and produce a better transition in our built environment; however, this may not be the exclusive mitigative solution. The suggestion, however, that reduced setbacks, particularly along the south property line, can be mitigated through landscaping is not adequate.

Based on the review of the HIA, I am not satisfied that there will be no adverse impacts to heritage designated and heritage listed properties adjacent to the site as a result of the proposed development at 661 and 667 Talbot Street. Further analysis is required to demonstrate the compatibility of the propose development with adjacent heritage listed and heritage designated properties.

Bonus Zone

I trust that heritage conservation is not a justification for the Bonus Zone requested.

Commemoration of Locust Mount

While the previous Historic Site Committee of the London Public Library plaque has been returned to the London Room at the Central Branch, this is considered secondary to on-site commemoration. Commemoration can take a variety of forms (e.g. cultural heritage interpretive sign adjacent to the Talbot Street entry) and will certainly be of interest to future occupants of this building as well as the general public.

London Advisory Committee on Heritage

The London Advisory Committee on Heritage (LACH) was consulted regarding the proposed Zoning By-law Amendment for 661 and 667 Talbot Street at its meeting on Wednesday September 14, 2016. I will forward the recommendation of the LACH, found in its 9th Report, when available.

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LACH - September 28, 2016

The following comments of the London Advisory Committee on Heritage, with respect to the application by Drewlo Holdings Inc., relating to the properties located at 661 and 667 Talbot Street, BE FORWARDED to the Civic Administration for consideration:

- i) the LACH strongly disputes the conclusions of the Heritage Impact Assessment for the properties located at 661 to 667 Talbot Street; and,*
- ii) the LACH encourages the reassessment of the following with respect to the submitted proposal:*
 - A) the massing of the building;*
 - B) the setbacks;*
 - C) the form of the building;*
 - D) the compatibility of building materials used with surrounding neighbourhood;*
 - E) the design of exterior façades;*
 - F) shadowing impacts onto adjacent heritage properties; and,*
 - G) lack of an appropriate commemoration of the former Locust Mount;*

Revised Application – August 16, 2017

Heritage Staff – September 14, 2017

The subject site for the Zoning By-law Amendment (Z-8659) and Site Plan Consultation (SPC17-036) includes 661 Talbot Street and 667 Talbot Street. A Heritage Impact Assessment (HIA) (prepared by MHBC, dated May 5, 2016) was submitted as part of a complete application for the subject site.

The HIA was circulated to the London Advisory Committee on Heritage (LACH) at its meeting on Wednesday September 14, 2016. The LACH provided the following comments:

That the following comments of the London Advisory Committee on Heritage, with respect to the application by Drewlo Holdings Inc., relating to the properties located at 661 and 667 Talbot Street, BE FORWARDED to the Civic Administration for consideration:

- a) The London Advisory Committee on Heritage strongly disputes the conclusions of the Heritage Impact Assessment for the properties located at 661 to 667 Talbot Street; and,*
- b) The London Advisory Committee on Heritage encourages the reassessment of the following with respect to the submitted proposal:*
 - i. The massing of the building;*
 - ii. The setbacks;*
 - iii. The form of the building;*
 - iv. The compatibility of the building materials used with surrounding neighbourhood;*
 - v. The design of the exterior facades;*
 - vi. Shadowing impacts onto adjacent heritage properties; and,*
 - vii. Lack of an appropriate commemoration of the former Locust Mount.*

A memo from the Heritage Planner to the File Planner, dated September 23, 2016, also highlighted a number of concerns regarding the HIA. These included: the cultural heritage evaluation of the property at 667 Talbot Street; clarity regarding the potential cultural heritage value or interest of the stone retaining wall; assessment of the compatibility of the building form with adjacent heritage listed and designated properties (particularly as the Zoning By-law Amendment seeks relief from the established minimum setbacks of the zone); and commemoration of the former Locust Mount.

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Archaeology

Concerns regarding the archaeological potential of the subject site were also raised. Subsequently, a Stage 1-2 archaeological assessment was completed and recommended no further work archaeological be required. The report was entered into the Ontario Public Register of Archaeological Reports by the Ministry of Tourism, Culture and Sport without technical review. The Stage 1-2 archaeological assessment report and correspondence from the Ministry of Tourism, Culture and Sport has been received.

Revised Heritage Impact Assessment

MHBC revised the HIA in December 2017 (“Revised HIA”), which was received on July 28, 2017. The Revised HIA addressed the concerns raised in the memo from the Heritage Planner, as well as comments of the LACH.

The Revised HIA provided a high-level evaluation of the property at 661 Talbot Street using the criteria of Ontario Heritage Act Regulation 9/06, determining that the property is not a significant cultural heritage resource. The Revised HIA recommended that the property at 661 Talbot Street should be removed from the Inventory of Heritage Resources (the Register pursuant to Section 27 of the Ontario Heritage Act). The revised HIA specifically notes that it does not consider the stone retaining wall, as the remaining built feature of Locust Mount, does not have cultural heritage value or interest on its own (MHBC, p.12). The Revised HIA also provided a high-level evaluation the property at 667 Talbot Street using the criteria of Ontario Heritage Act Regulation 9/06 which determined that the property is not a significant cultural heritage resource. Section 4.3 of the Revised HIA evaluated the subject site and found that it is not a significant cultural heritage landscape.

Therefore, the cultural heritage concerns related to the proposed development have been more clearly articulated as compatibility with adjacent heritage listed and designated properties. Section 2.6.3 of the Provincial Policy Statement (2014) states, “Planning authorities shall not permit development or site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been determined that the heritage attributes of the protected heritage property will be conserved.” Recognizing this, the design of the proposed development has changed. The massing of the proposed development has changed from an L-shaped building, to a U-shaped building. The Revised HIA notes “the majority of the mass located at the northern end of the property and away from Talbot Street” (MHBC, p.16). This shift in massing results in increased compatibility of the proposed development with adjacent heritage listed and designated properties, particularly along the Talbot Street streetscape. The step-back of the proposed development (three stories along Talbot Street, stepping back to four additional stories, and then to the remaining mass of the proposed development behind) provides a more gentle transition in the form from two-and-a-half storey buildings to the south and east, and high rise buildings to the north of the subject site. The proposed landscaping along the southern and eastern property boundary of the subject site will further soften the transition from the proposed development to lower scale buildings. The massing of the podium also references the rhythm of the streetscape, particularly on the east side of Talbot Street. This helps to improve the compatibility of the proposed development as well, particularly as this space is animated with clear glass windows. These changes in the massing and form of the proposed development will hopefully minimize the impacts of shadowing on adjacent heritage listed and designated properties. Similarly, the step-back helps to address concerns regarding the setback of the proposed development on the property in relation to adjacent heritage listed and designated properties.

The proposed cladding of the podium of the proposed development has also changed to improve the compatibility of the proposed building. The proposed red brick cladding of the podium of the proposed development is consistent with the red brick of the buildings at 651 Talbot Street and 653 Talbot Street, as well as the historic cladding of the building once at 667 Talbot Street.

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I was pleased to see the Revised HIA acknowledge the potential for the proposed development to have negative impacts on adjacent heritage listed and designated properties. Those impacts have been addressed to minimize negative impacts and improve the compatibility with adjacent heritage listed and designated properties through changes to the design of the proposed development. The heritage attributes of adjacent heritage protected properties will be conserved, as noted in the Revised HIA. As recommended by the Revised HIA, care should be taken to ensure that construction activities (e.g. vibration) do not compromise adjacent heritage listed and designated properties. The brick retaining wall at 653 Talbot Street will be retained, so extra care should be taken to ensure the integrity of this built feature during construction.

Commemoration of Locust Mount

The Revised HIA states that “site interpretation and commemoration of Locust Mount and Elijah Leonard Jr. is not required” but provides recommendations including a “new interpretive installation at the site” (MHBC, p.20). Locust Mount and Elijah Leonard Jr., and potentially the Precious Blood Sisters, should be commemorated; a cultural heritage interpretation sign would help to articulate the history of the subject site. This will certainly be of interest to future occupants of this building as well as the general public, and the property owner should be encouraged to implement this recommendation.

While the Revised HIA did not find the stone retaining wall to be of cultural heritage value or interest on its own, it recommended that the stone retaining wall be documented and consideration be given to “incorporating complimentary design features into the design of the site” (MHBC, p.21). A more straight-forward comment is provided earlier in the Revised HIA, “The applicant proposes to utilize materials and design influences from the wall to incorporate into the design of decorative features on site” (MHBC, p.16). The reuse of material from the stone retaining wall as part of the commemoration of Locust Mount and Elijah Leonard Jr. (a base for a cultural heritage interpretive sign by the property owner, for example) may be useful as it provides a tangible link to the history of the subject site. Reuse of the stone material can also assist in mitigating the negative impact of the loss of the stone retaining wall, noted in Section 6.1 of the Revised HIA (MHBC, p.19).

Bonus Zone

I trust that heritage conservation is not a justification for the Bonus Zone requested.

London Advisory Committee on Heritage

The London Advisory Committee on Heritage (LACH) was consulted on the Revised Zoning By-law Amendment for 661 and 667 Talbot Street, including the Revised HIA, at its meeting on Wednesday September 13, 2017. I will forward the recommendations of the LACH when available.

LACH – September 13, 2017

That M. Corby, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the revised application to amend the Zoning By-law, by Drewlo Holdings Inc., related to the properties located at 661 and 667 Talbot Street;

- *it being noted that the LACH encourages a more active pedestrian interface on Talbot Street which could include more doors or entrances*

London Fire Services - August 22, 2017

The above noted site plan has been reviewed, by the London Fire Department, with the following comments; Please ensure that provisions for firefighting have been provided to comply with 3.2.5.1-3.2.5.7 of the Ontario Building Code. Also, please ensure that if the fire access route, required in section 3.2.5, is to be situated above an underground parking structure, that the

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*parking structure is constructed meeting the requirements of Part 4 of the OBC.
If you have any further questions or concerns, please feel free to contact me at your convenience.*

Development Services – September 13, 2017

Verbatim comments as per the Transportation Division:

- *Road widening dedication of 13.0m from centre line*
- *Left turn lane is required for the northerly access*
- *Access details and design will be discussed in greater detail through the site plan process*

Verbatim comments as per the WADE Division:

The municipal sanitary sewer on Talbot Street has the capacity for the proposed 16- storey 236 unit apartment building.

Verbatim comments as per the SWM Division:

SWED staff have no new or additional comments to those provided as part of the re-zoning application Z-8659 (see attached e-mail).

Attached e-mail:

The Stormwater Engineering staff have no objection to the above-noted application to amend the zoning By-law. Please ensure the applicant is informed about the need to address/consider, among others, the following SWM requirements/concerns during the site plan application stage:

- *The municipal storm outlet available for the subject land is the 900mm storm sewer on Talbot Street. Changes in the "C" value required to accommodate the proposed redevelopment will trigger the need for hydraulic calculations (storm sewer capacity analysis) to demonstrate the capacity of the existing 900mm storm pipe and downstream system is not exceeded, otherwise, on-site SWM controls will need to be design to the satisfaction of the City Engineer.*
- *The design and construction of SWM servicing works for the subject land shall be in accordance with:*
 - *The SWM criteria and targets for the Central Thames Subwatershed,*
 - *Any as-constructed information and any accepted report or development agreement for the area (e.g. 2012 Infrastructure Renewal Program, Scoped EIS, etc.),*
 - *The City Design Requirements for on-site SWM controls which may include but not be limited to quantity/quality and erosion controls, and*
 - *The City's Waste Discharge and Drainage By-Laws; the Ministry of the Environment Planning & Design Manual; as well as all applicable Acts, Policies, Guidelines, Standards and Requirements of all approval agencies (i.e. UTRCA).*
- *The design of the SWM servicing work shall include but not be limited to such aspects as requirements for Oil/Grit separators for the proposed parking area, on-site SWM controls design, possible implementation of SWM Best Management Practices (e.g. Low impact Development "LID" features), grading and drainage design (minor, and major flows), storm drainage conveyance from external areas (including any associated easements), hydrological conditions, etc.*
- *The applicant and his consultant shall ensure the storm/drainage conveyance from the existing external drainage through the subject lands are preserved, all to the satisfaction of the City Engineer.*

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- *Additional SWM related comments may be required and provided upon future review of this site through the site plan application stage.*

The above comments, among other engineering and transportation issues, will be addressed in greater detail when/if these lands come in for site plan approval.

Urban Design – October 6, 2017

Urban Design staff have reviewed the application for the above noted address and provide the following comments for the site consistent with the Official Plan, applicable by-laws, and guidelines:

- *The applicant is commended for working closely with staff on addressing the following matters;*
 - *Re-shaping the original massing of the building from a 16-storey L-shaped building into U-shaped building of varying heights in order to better fit within the existing context.*
 - *Reducing the height of the portion of the building along Talbot St and including a step-back above the 3rd storey in order for the building to be compatible with the 2.5-storey house directly to the south, the 2-storey houses across the street and the four-storey apartment building to the north.*
 - *Including a prominent pedestrian entrance out to the street and windows into the ground floor amenity areas proposed along the Talbot street façade in order to animate the street edge*
 - *Including a variety of material and colours to further break up the mass of the building.*

Through the staff recommendation, the site plan authority should be requested to ensure the following design principles are incorporated into the final site and building design through the site plan approvals process:

- *Ensure the proposal provides for an adequate amenity area that is appropriately shaped, configured and located to provide respite for the occupants.*

PUBLIC LIAISON:	<p>On August 3, 2016, Notice of Application was sent to 92 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 August 4, 2016. A “Possible Land Use Change” sign was also posted on the site.</p> <p>On August 16, 2017 Revised Notice of Application was sent to 92 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 August 17, 2017.</p>	<p>10 replies were received</p> <p>1 reply was received</p>
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**File: Z-8659
Planner: Mike Corby**

Nature of Liaison: The purpose and effect of this zoning change is to permit the development of a 16-storey (48m tall) apartment building with 236 apartment units (335uph). Two levels of underground parking totaling 160 parking spaces and 39 surface parking spaces will be provided.

Possible change to Zoning By-law Z.-1 **FROM** a Residential R3/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone **TO** a Residential R3/Residential R10 Bonus/Office Conversion (R3-1/R10-3*H30*B(_)/OC4) Zone to permit the same range of uses which currently exists with a bonus zone to permit a residential density of 335uph and a height of 48m in return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan. A special provision for reduced front yard, rear yard and interior side yard setbacks along with a reduction in parking from 236 spaces to 199 spaces has been requested.

August 16, 2017 Revised Notice of Application:

The purpose and effect of this zoning change is to permit the development of a 16-storey (48m tall) apartment building with 236 apartment units (386uph). Two levels of underground parking totaling 133 parking spaces and 38 surface parking spaces (171 total) will be provided. Possible change to Zoning By-law Z.-1 **FROM** a Residential R3/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone **TO** a Residential R3/Residential R10 Bonus/Office Conversion (R3-1/R10-3*H30*B(_)/OC4) Zone to permit the same range of uses which currently exists with a bonus zone to permit a residential density of 386uph and a height of 48m in return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan. Special provisions for reduced front yard, rear yard and interior side yard setbacks along with a reduction in parking from 236 spaces to 171 spaces has been requested.

Responses: All comments are attached as appendix "C"

Subject Site

The subject site is located within a High Density Residential designated area within the Talbot Mixed-Use Area. Special policies within this area permit a wider range of uses and residential densities in the neighbourhood. The total site is approximately 0.95 ha in size and has a frontage of 86.74 m along Talbot Street. The site is currently vacant with a natural area on the west side of the property adjacent to the Thames River corridor. This natural area is protected by the existing zoning and is heavily sloped.

Nature of Application

The requested rezoning application is seeking to increase the permitted height and density on the subject site to allow for the development of an apartment building. The apartment building would be developed at a height of 16-storey (49.5m tall) with 236 units (403uph). The building provides a 4-storey section along Talbot Street before it steps back to an additional 7-storeys. The apartment proposes rise to 16-storeys of height along the rear of the site and along the north portion abutting existing apartments. Underground parking will be provided with 133 spaces and 38 surface parking spaces. In order to achieve the desired height and density the applicant has applied for a bonus zone which permits greater heights and densities than the Zoning By-law permits in return for enhanced design features.

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ANALYSIS

Provincial Policy Statement

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use and development. Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns of the PPS encourages healthy, livable and safe communities which are sustained by accommodating an appropriate range and mix of residential, employment and institutional uses to meet long-term needs. It also promotes cost-effective development patterns and standards to minimize land consumption and servicing costs. The PPS encourages settlement areas (1.1.3 Settlement Areas) to be the main focus of growth and development and directs municipalities to provide for appropriate range and mix of housing types and densities to meet projected requirements of current and future residents (1.4 Housing).

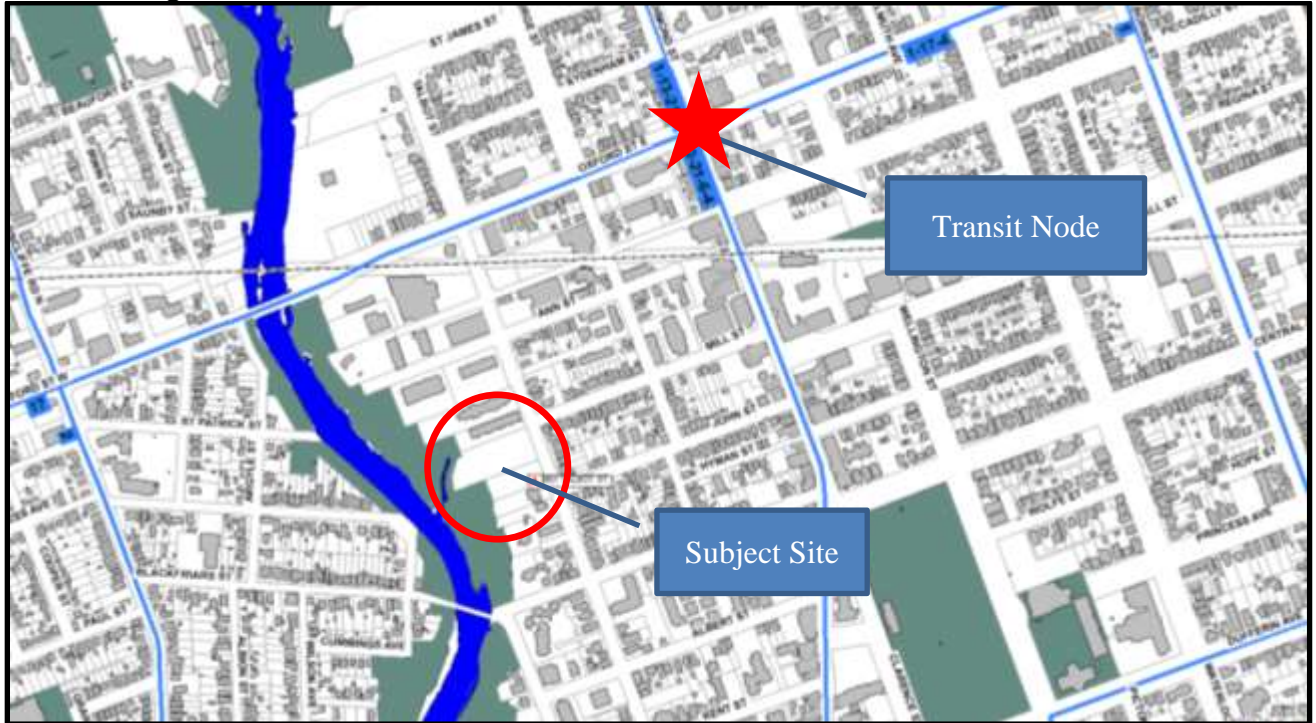
This proposed application ensures that the goals of the PPS 2014 are being achieved by developing lands that are already identified for high density residential uses within the settlement area. The proposal utilizes land assembly of two existing parcels to facilitate a cost-effective development pattern which takes advantage of vacant land just outside of the downtown core minimizing land consumption and servicing cost. The existing High Density Residential designation and proposed rezoning of the subject site provide the ability to develop a mix of housing types and densities to meet the current and future residential demands. The proposal meets the PPS's intent as the proposed development would be an appropriate intensification of the site.

The policies of the PPS require municipalities to identify appropriate locations and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock [1.1.3.3]. The recommended amendment facilitates the redevelopment of a site which has already been identified for intensification through the existing High Density Residential designation and zoning. Immediately adjacent to the subject site are several existing apartment buildings that increase in height further north of the site. Directly south of the site are two large heritage homes with an active rezoning application on the abutting home requesting to permit conversion to a private school. Across the street to the east are 2 – 2.5 storey dwellings and to the west is the Thames River corridor. The proposed form of development would be compatible within the surrounding built form as the proposed building responds to the surrounding land uses and directs the tallest portions of the building away from the smaller forms of development while creating a street-level interface that will be comfortable for pedestrian traffic and the existing homes across the street.

The policies of the PPS also require the promotion of appropriate development standards which facilitate intensification, redevelopment and compact form [1.1.3.4]. The proposal has been reviewed by Urban Design Staff and will also be required to go through the Site Plan Approval Process to ensure that this policy has been achieved. This process will also address any public health and safety concerns and ensure that accessibility for persons with disabilities and older persons is available. The proposal is also considered transit supportive in keeping with the PPS as the subject site is within 400 metres of Oxford Street or Richmond Street which have several London Transit bus routes and it is also in close proximity to a future transit node located at the intersection of Richmond in Oxford Street. (PPS 2014, 1.1.3.2)

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Surrounding Bus Routes



The amendment helps achieve the goals of Section 1.7 *Long-Term Economic Prosperity* in the PPS which supports opportunities for economic development and community investment-readiness. It increases the subject site’s ability to contribute to a stable population in central London which will supports businesses in the area thereby supporting the long term prosperity of the community. The recommended amendment will also help to facilitate the development of a property that has remained vacant for almost 10 years with an apartment building to complete the streetscape along Talbot Street.

The PPS also ensures consideration is given to culturally significant heritage properties and that they are protected from adverse impacts. *“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.”* [2.6.3.]. The subject site is a listed heritage property and is located next to two additional listed properties. As a result, a Heritage Impact Statement (HIS) was required to demonstrate the compatibility of the proposal. City Staff have reviewed the HIS to ensure the proposed building will maintain and protect the heritage attributes of the surrounding properties. Based on the original submission provided by the applicant both LACH and Staff had concerns with the Heritage Impact Assessment provided by the applicant and the proposed built form. Subsequently a revised HIA was submitted based on the complete redesign of the apartment which was based on consultation with Urban Design Staff and Heritage comments. Both Staff and LACH are supportive of the revised apartment submission and have no additional Heritage concerns.

Official Plan

The subject site is situated in a High Density Residential designation. Each residential designation sets out objectives to be achieved when guiding future development. The proposed rezoning application for an apartment building will meet all the relevant objectives for High Density Residential developments. The proposed apartment provides a high density residential development that is sensitive to the scale and character of adjacent land uses and is located on a vacant that has the ability to accommodate a high density residential use. The development will help to enhance the character and amenity of the mixed use residential community. The site

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is also located near public transit, shopping and one of the City's major public open spaces (Thames Valley Corridor) and has adequate municipal services to accommodate the use.

High Density Residential

High rise apartment buildings are a primary permitted use within the existing designation [3.4.1. Permitted Use]. The subject site has been identified as an appropriate location for High Density Residential uses through the existing zoning and designation which would permit an apartment building at a height of 30 metres (10-storeys) and a density of 250uph. It is in proximity to the Downtown, along a primary collector road and will not adversely affect surrounding land uses [3.4.2. Locations]. The proposed form of development takes into account the surrounding land uses and responds to the existing heights, scales and setbacks of the surrounding homes and apartments in the area. The development maintains a similar character along the Talbot Street interface and abutting Heritage homes to the south through the use of brick material in a 3-storey built form before the building steps back to accommodate additional height. Adequate municipal services exist in the area to accommodate the increase in density on the site while Talbot Street is a primary collector road with capacity to accommodate the potential increase in traffic and not affect the surrounding community. A separate left turn lane is required to provide access to the north half of the site where the majority of cars will enter and exit and ensure traffic flow continues on Talbot Street.

While it was previously noted that the site responds to the surrounding built form, the proposed form of development also provides appropriate buffering where it is needed. A large setback, combined with a reduced building height, has been created between the proposed apartment and abutting heritage properties helping reduce any impacts on these lower density lands. The majority of the height of the building has been located to the back of the site along the river corridor and to the north side where apartments already exists to reduce impacts on abutting properties. The site's proximity to transit and service facilities also provides justification to permit an increase in density on the site. The subject site is within walking distance to Oxford Street and Richmond Street transit lines. Several convenience shopping facilities are located in the Downtown area and along Richmond Street in close proximity to the subject site and a large open space (Harris Park) located within walking distance of the development.

The residential policies of the Official Plan identify Residential Areas Subject to Specific Policies. The subject site is located in the Talbot Mixed-Use Area (3.5.1) with specific policies that need to be considered. The specific area policy highlights that portions of the residential area are appropriate for redevelopment as long as the scale and form will not adversely impact the amenities and character of the surrounding area. The proposed rezoning of land will also be evaluated on the basis of specific guidelines within the area policy. These guidelines identify that existing lands designated Multi-Family, High Density Residential may be considered for high and medium density forms of development if they involve land assembly and provide a high standard of site and building design with emphasis on landscaped open space and underground or appropriately screened parking areas. The proposed development is situated on two large lots that have been assembled while the proposed development provides a high standard of site and building design. A large portion of the lands will also be dedicated to the City for open space purposes and the continued protection of the Thames Valley Corridor. The majority of parking will also be provided underground and internal to the site keeping it screened from the public.

The subject site's specific location along the west side of Talbot Street between Mill Street and Albert Street has been characterized as predominantly low and medium density residential buildings, some of which are of architectural and/or historical significance. Although the policies identify that the area is made up of predominantly low and medium density residential buildings the policies also acknowledge that all the uses under the High Density Residential designation are permitted. This is reflected in the existing zoning on the site that currently permits a building height of 30 metres or roughly 10-storeys. Through the existing zoning, a development with 10-storeys could potentially be developed along Talbot Street and abutting listed heritage properties with minimal design remedies available through the Site Plan Approval Process. Through the recommended amendment Staff were able to achieve the established goals of the area policy

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and provide a high level of building design that responds to the abutting low and medium density residential buildings and create a scale and form that is more compatible than what could be achieved through the existing zoning. It is also important to note that the community currently provides a wide range of housing types and densities and the current Official Plan designates the local residential uses as Multi-Family, Medium and High Density Residential designations. No Low Density Residential designation exists in the immediate area.



1989 Official Plan Designations

Residential Intensification

The subject site was once home to a large single detached dwelling structure, which had been converted into a lodging house accommodating a fraternity, and has subsequently become vacant for approximately 10 years. The development of a property, site or area at a higher density than currently exists on the site through the development of vacant lots within previously developed area meets the definition (3.2.3.1.) of residential intensification and is required to respond to the Residential Intensification policies (3.2.3) of the Official Plan. Residential Intensification is a means of providing opportunities for the efficient use of land and encouraging compact urban form (3.2.3). Residential Intensification projects shall use innovative and creative urban design techniques to ensure that character and compatibility with the surrounding neighbourhood are maintained. To ensure appropriate intensification is occurring, the applicant is required to provide a Neighbourhood Character Statement and Compatibility Report as outlined in policy 3.2.3.3. and 3.2.3.4.

The above mentioned reports were submitted as part of a complete application. These reports were reviewed by Staff and concerns were raised with the proposed built form and massing of the initial development proposal given the potential impacts it would have on abutting lands. However, through the application review process, the applicant worked closely with Staff to resolve these issues of compatibility. Through several iterations of the building design (see below), the applicant evolved their proposal to achieve a form that is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood. The applicant was able to re-shape the original massing of the building from a 16 storey L-shaped building into U-shaped building of

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varying heights in order to better fit within the existing context. The reduced height along Talbot Street and step-back above the 3rd and 4th storey creates a compatible interface with the 2.5-storey dwelling directly to the south and the 2-storey dwellings across the street. In addition to the multiple height changes and setbacks, the variety of materials and colours further break up the massing of the building and the use of brick along the Talbot Street frontage will help the building be more compatible within community. Staff are satisfied that the proposed development is now maintaining the character of the area and is considered compatible and that these design features warrant additional density and height through the bonusing provisions of the Official Plan.

Building Progression:



Site Plan Submission (2013) – 14-storeys along Talbot Street



ZBA Submission (July, 2016) – 16-storeys along Talbot Street

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Revised ZBA Submission (October, 2016) – 16-storeys along Talbot Street



Final Design (August, 2017) – 3-storey base along Talbot, stepback to 7-storeys, 16-storeys of height has been moved to the rear and north side of the property.

Near Campus Neighbourhood

The subject site is also located within the Near Campus Neighbourhoods area which provides a policy context to ensure compatible development at appropriate locations and intensity. These policies were adopted to encourage appropriate forms of residential intensification in appropriate

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locations while preserving the residential amenity of stable neighbourhoods. The policies outline land use planning and urban design goals (3.5.19.4) to help achieve the vision of the Near Campus Neighbourhood policies. The proposed apartment building accomplishes many of these goals as the development provides an appropriate form of intensification that will not undermine the long-term vision for Near-Campus Neighbourhoods. The subject site is intended for High Density Residential uses and can be considered a preferred location and form of housing for intensification as the policies direct intensity toward these locations. The site is also in proximity to transit connections that could link the development with the Western University and Fanshawe College campuses. The urban design qualities provided also achieve the vision of the Near Campus Neighbourhood as the proposal will enhance the streetscape along Talbot Street and complement the adjacent lands, contributing to the functional and aesthetic quality of the neighbourhood.

Within Near-Campus Neighbourhoods, it is a goal of this Plan to encourage appropriate forms of intensification (3.5.19.5). For the purposes of these policies, appropriate intensification will be characterized as those which are not comprised of one or more of the following attributes:

i) Developments within low density residential neighbourhoods that have already absorbed significant amounts of Residential Intensification and/or Residential Intensity and are experiencing cumulative impacts that undermine the vision for Near-Campus Neighbourhoods;

- The neighbourhood is not considered a low density residential neighbourhood by way of Official Plan designation and it provides a wide mix of housing types to fulfill its planned function. For this reason the above-mentioned policy does not apply as this is an area where intensification is appropriate and encouraged.

ii) Developments proposed along streetscapes and within neighbourhoods that are becoming unsustainable due to a lack of balance in the mix of short- and long-term residents;

- The broader neighbourhood balances a mix of short- and long-term residents. The proposed apartment provides an opportunity to provide rental accommodation in the area contributing to the overall population and helping support the surrounding businesses and community as a whole.

iii) Residential Intensity that is too great for the structure type that is proposed;

- The proposed development achieves the ability to accommodate the requested level of intensity within the proposed apartment based on the bonusing provisions being provided.

iv) Inadequately sized lots that do not reasonably accommodate the density and intensity of the proposed use;

- The proposed development is seeking a bonus zone to exceed the density regulations permitted on the site. The overall intensity of the development is reasonable given the total size of the property, the amount of land proposed to be dedicated to the City for parkland (resulting in increased density), and the ability of the site to meet the City's site plan standards.

v) Proposed lots and buildings requiring multiple variances that, cumulatively, are not in keeping with the spirit and intent of the zoning that has been applied;

- Though several special provisions are required, many are minor in nature and a result of either design requests made by Staff or due to new zone lines which reduce the total area of the site. Regulations such as lot coverage and open space are based on the area within the zone line, not the overall site. This is partially the reason the request for a bonus zone is required.

vi) A lack of on-site amenity area;

- The site provides opportunity for on-site amenity area which will be determined through the Site Plan Approval process.

vii) Inadequate parking areas to accommodate expected level of Residential Intensity;

- The majority of the proposed parking area is located underground. The request to reduce minimum number of parking spaces is reasonable for an apartment building in an infill situation and in close proximity to downtown and transit routes.

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viii) *Excessive proportions of the site devoted to parking areas and driveways;*

- The use of underground parking has reduced the need for large parking areas above ground.

ix) *Built forms or building additions which are not consistent in scale and character with the neighbourhood, streetscape and surrounding buildings;*

- The proposed building design has gone through extensive consultation with Urban Design and Heritage Staff as well as Urban Design and Heritage advisory committees to ensure that the scale and character of the neighbourhood is maintained and the streetscape and surrounding buildings are addressed in a compatible manor.

x) *Developments which continue an ad-hoc and incremental trend towards Residential Intensification within a given street, block, or neighbourhood, rather than a proactive, coordinated, and planned approach toward Residential Intensification.*

- The subject site is unique within the local context which cannot be easily duplicated to set precedence. The recommended amendment cannot be considered a continuation of an incremental trend toward intensification since few local examples of this type of intensification exist or are able to proceed in the future.

Along with appropriate forms of intensification, appropriate locations are also identified through the NCN policies (3.5.19.6). Near-Campus Neighbourhoods have been planned with substantial opportunities for intensification through the provision of Medium and High Density Residential designations, the application of higher density zones within areas designated Low Density Residential and special policies that allow for intensification in a variety of ways. In general, Residential Intensification in the form of medium and large scale apartment buildings situated at appropriate locations in the Multi-Family, Medium Density Residential and Multi-Family, High Density Residential designations located along arterial roads serviced by public transit are the most appropriate locations of intensification. The subject site is already appropriately, designated and zoned to provide the maximum level of intensity available under the Official Plan and is located on a secondary collector road with quick access to public transit. The proposed bonus zone to exceed those permissions is appropriate based on the form of development being provided through the bonus zone.

Within existing lands designated for High Density Residential uses (3.5.19.9) certain criteria are outlined to ensure residential intensification proposal are considered appropriate. In the case of the proposed development it would be considered appropriate and in keeping with these policies as the proposed development conforms to the residential intensification policies of the plan as well as the specific residential area policies. The site design and layout ensures that abutting lands are not negatively affected and the proposed built form accurately responds to the surrounding context of the neighbourhood. An appropriate amenity area will be established through the site plan process and heritage attributes on the abutting lands have been conserved and acknowledged through the building design.

Bonus Zone

The Multi-Family, High Density Residential designation provides a range of densities that are permitted based on a site's location in the City. In the Downtown, a maximum density of 350 units per hectare (140 units per acre) is permitted, 250 units per hectare (100 units per acre) in Central London (the location of the subject site), and 150 units per hectare (60 units per acre) elsewhere in the City (3.4.3.). The current zoning and designation of the subject site provide the maximum density permission of 250 uph. To exceed this limit and achieve the desired 403 uph the applicant is required to rezone the lands through a bonus zone. It should be noted that the actual property boundary of the subject site is quite large however, density is based on the area within the zoning limits and not the total lot area. Due to land dedication to the City for parkland and the shift in the zone line to the east, which was created when establishing the development limit of the site, the developable lot area has been reduced resulting in the higher density requirements. For reference purposes, if the building were to develop based on the total lot area of 0.95ha the density would be 250uph and if it was based on the existing zone line 0.69ha it would be 340uph.

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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 (19.4.4.). Bonus Zoning is provided to encourage development features which result in a public benefit which cannot be obtained through the normal development process. In the case of the subject site the current zoning would permit a 10-storey building that could result in 30 metre building along the Talbot Street frontage. Through the planning application review process of the bonus zone, a development design has been achieved which support the City's urban design principles. The result is a development that can be considered compatible within its surrounding context of 2 – 2.5 storey dwellings and responding to surrounding heritage properties. The development provides a 3-storey section along the Talbot Street interface that will create a desirable pedestrian interface before it steps back 2.5m to a height of 7-storeys.

Bonus zoning is implemented through a development agreement with the City that is registered on title to the lands. The development agreement is intended to “lock in” the design features that will be incorporated into the form of development to merit the additional density. Through the Site Plan review process, the proposed development will be reviewed to ensure that all facilities, services and matters that have warranted bonus zoning have been incorporated into the development agreement. These design features are highlighted in the recommendation and the amending by-law including the illustrations attached as Schedule “1”.

The bonus zone will be specific as it is intended to facilitate a development design which will permit a U-shaped apartment building at a maximum density of 403uph, a maximum height of 49.5m, and will be tied to the approved elevations. The bonus zoning is directly related to the enhanced urban design details described in this report.

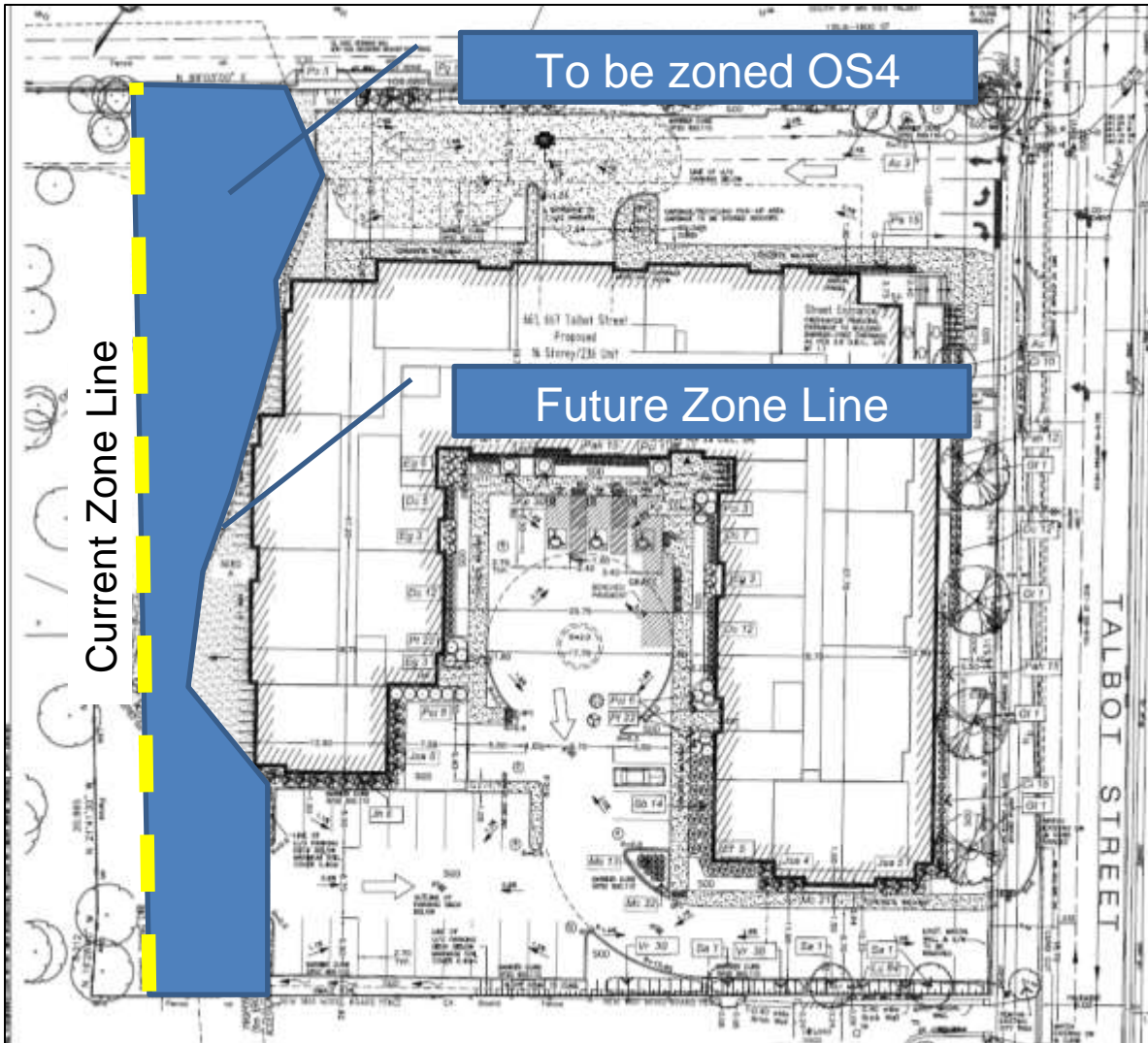
Zoning

As previously noted, the existing zone line is being moved from its existing location toward the east as the new limit of development has been determined through the planning review process. A small portion of lands at the rear of the lot will be required to change from the existing Residential R3/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone to an Open Space (OS4) to accommodate the top of stable slope plus the 6m erosion buffer. The resulting change in the zone line shifts development limit to the east and defines the new zone line for the developable portion of the site and increases the amount of lands within the OS4 zone.

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Staff have determined that there is no longer a need to maintain the existing Office Conversion (OC4) Zone as that zone is used specifically to implement uses within an existing residential building. Since the original dwelling is no longer on the site the zone serves no purpose.



London Plan Analysis

The London Plan recognizes lands that were previously identified for High Density Residential (HDR) uses. The subject site is one of the areas identified as a Remnant High Density Residential use and can continue to be developed for High Density Residential uses even though a Neighbourhood Place Type exists on the property in the Place Type Map.

The remnant HDR lands are subject to specific policies through the London Plan in order to implement future High Density Residential uses. These lands will be restricted to a maximum height of 12-storeys and the recommended density not applicable as the London Plan does not use density to regulate development. Though the London Plan would restrict development of this site to 12-storeys, the recommended 16-storeys is appropriate during this transition between the Official Plan and The London Plan given that the height is specifically directed to the rear and north portion of the site. The applicant was able to achieve a high level of design and create a compatible form of development within the community and, as a result, it is recommended that an amendment to the London Plan be introduced at a future date to create a Special Area Policy within the Neighbourhood Place Type that would permit the requested maximum height of 16-storeys (49.5m) on the subject site. The special area policy will identify that the height is tied to the recommended bonus zone and form of development that is recommended for the site. The proposed specific policy is identified below.

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Public Concerns

The public comments included the following concerns:

Environmental & Species at Risk Impacts

- The lands at the rear of the property and down the slope are zoned Open Space (OS4) which protects these lands from development or tree removal and all of the development will occur in an area outside of the stable slope within the approved development limit. In 2013, when the previous development proposal was proceeding through the Site Plan Approval process, the Subject Land Status Report found that the subject site did not provide suitable habitat for the identified species. Through the upcoming Site Plan process required for the current proposal, a Biologist will be required to survey the site to ensure that no potential individual Species at Risk (SAR) are within the development limit prior to work commencing and to ensure that proper silt and tree protection fencing is erected to prevent any potential individuals from entering the site during construction. If a SAR is located within the development limit it will be relocated according to MNRF protocols to its suitable habitat.

Pedestrian Traffic

- With the potential closure of the sidewalk in front of the subject site, the applicant will be required to identify and provide for an alternative movement solution through their traffic management plan as part of Site Plan Approval.

Built Form/Design

- The revised design has addressed many of the previous concerns about size, scale and massing and the impacts on the abutting lands. No design concerns were expressed upon recirculation of the revised application and building design. All the height has been moved to more appropriate locations limiting shadow impacts and creating a more appropriate form and scale along the Talbot Street interface.

CONCLUSION

Staff's recommendation is appropriate as it is consistent with the Provincial Policy Statement (2014) and with the City of London Official Plan policies. It encourages the redevelopment of an underutilized site and encourages an appropriate form of intensification. The bonusing of the subject site ensures that the building form and design will fit within the surrounding area and provide for an enhanced design standard.

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Planner: Mike Corby

PREPARED BY:	SUBMITTED BY:
MIKE CORBY, MCIP, RPP CURRENT PLANNING	MICHAEL TOMAZINCIC, MCIP, RPP MANAGER, CURRENT PLANNING
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

April 26, 2017

MC/mc

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Amendment Report (MT Amended).docx

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File: Z-8659
Planner: Mike Corby

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

<u>Telephone</u>	<u>Written</u>
	AnnaMaria Valastro 133 John Street, Unit 1 London Ontario N6A 1N7
	Aaron K McBride
	Patrick Coggins, and my partner, Tristan Turner 678 Talbot Street
	Tammy Colbridge 8 Empress Ave London ON. N6H 1M5
	Kathryn Kopinak 152 Albert Street
	Devan Boomen 13 Cathcart Street London, ON, N6C 3L5
	Tyrrel de Langley 601 Talbot Street
	Homes Unlimited (London) Inc. Carmen Sproveiri 693 Talbot Street

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File: Z-8659
Planner: Mike Corby

Appendix "A"

Bill No. (number to be inserted by Clerk's Office)
2017

By-law No. Z.-1-17_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 661 and 667 Talbot Street.

WHEREAS Drewlo Holdings Inc. has applied to rezone an area of land located at 661 and 667 Talbot Street, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms 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 661 & 667 Talbot Street, as shown on the attached map comprising part of Key Map No. A.107, from a Residential R3/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone to a Residential R3/Residential R10 Bonus (R3-1/R10-3*H30*B(_)) Zone and from a Residential R3/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone to an Open Space (OS4) Zone.
- 3) Section Number 4.3 of the General Provisions in By-law No. Z.-1 is amended by adding the following new Bonus Zone:

4.3) B(_) 661 and 667 Talbot Street

The Bonus Zone shall be implemented through a development agreement to facilitate the development of a high quality, multi-storey residential apartment building, with an increased building height of up to sixteen (16) storeys (49.5m) and a maximum of 236 dwelling units (403 units per hectare), which substantively implements the Site Plan, Elevations, and Renderings attached as Schedule "1" to the amending by-law; and,

- i) The provision of two levels of underground parking.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

a) Regulations:

- i) Density (maximum) 403 units per hectare (163 units per acre)
- ii) Height (maximum) 49.5 metres (162 feet)
- iii) Front Yard Setback (minimum) 2.5 metres (8.2 feet)
- iv) Rear Yard Setback (minimum) 0 metres (0 feet)
- v) North Interior Side Yard Setback (minimum) 16 metres (52 feet)
- vi) South Interior Side Yard Setback (minimum) 10 metres (32 feet)

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File: Z-8659
Planner: Mike Corby

- vii) A 2.5 metre stepback after the first 4-storeys in height on the portion of the building fronting Talbot Street to a maximum of 7-storeys in height before an additional 9.5m stepback is required before 16-storeys (49.5m) of building height is permitted.

- viii) Parking (minimum) 171 parking spaces

- ix) Lot Coverage 42%

- x) Landscaped Open Space 23%

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 October 30, 2017.

Matt Brown
Mayor

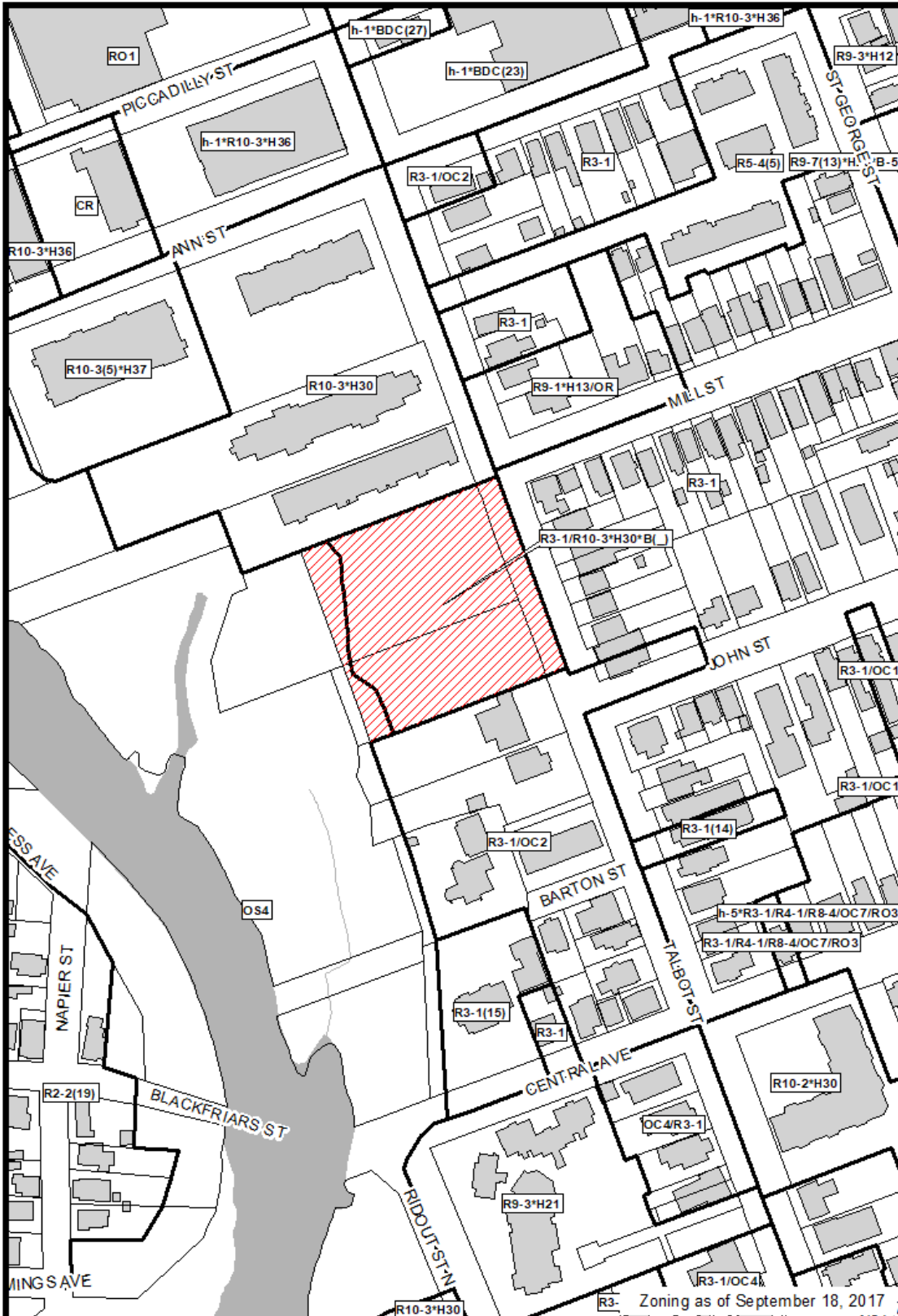
Catharine Saunders
City Clerk



First Reading - October 30, 2017
Second Reading - October 30, 2017
Third Reading - October 30, 2017

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File: Z-8659
Planner: Mike Corby

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



<p>File Number: Z-8659 Planner: MC Date Prepared: 2017/10/12 Technician: MB By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:2,000</p> <p>0 10 20 40 60 80 Meters </p>
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GeoInformation

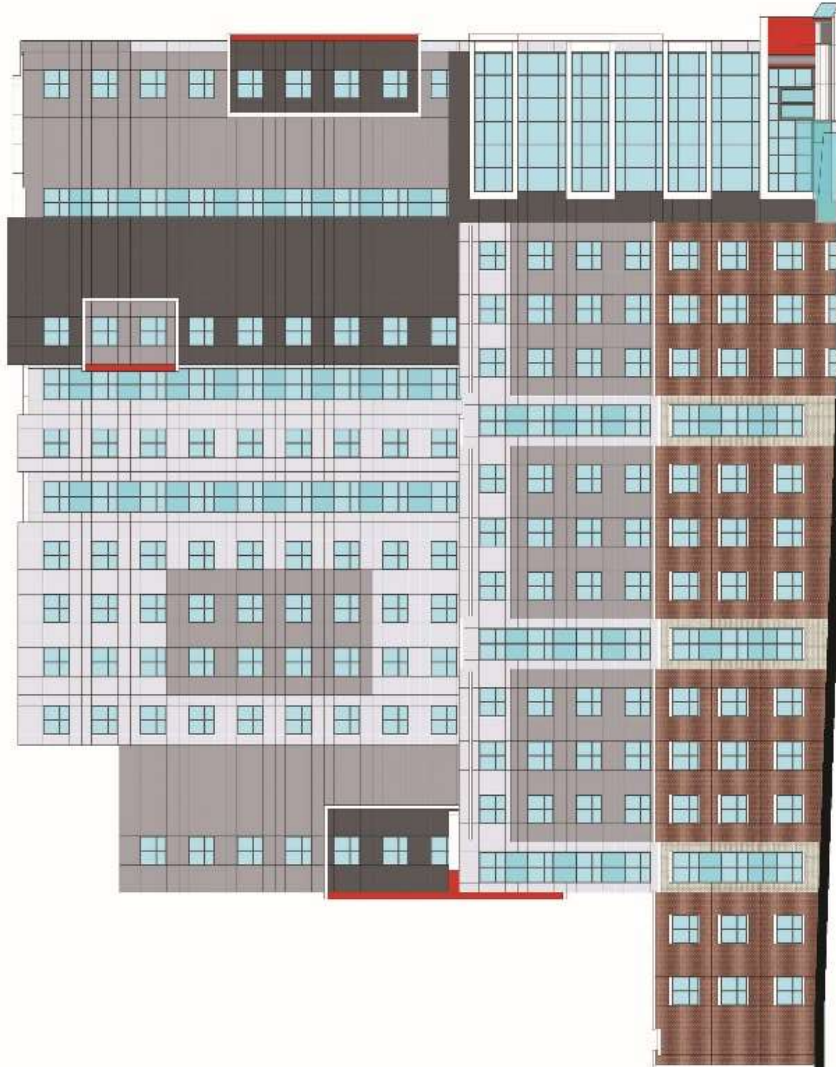
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Appendix 1



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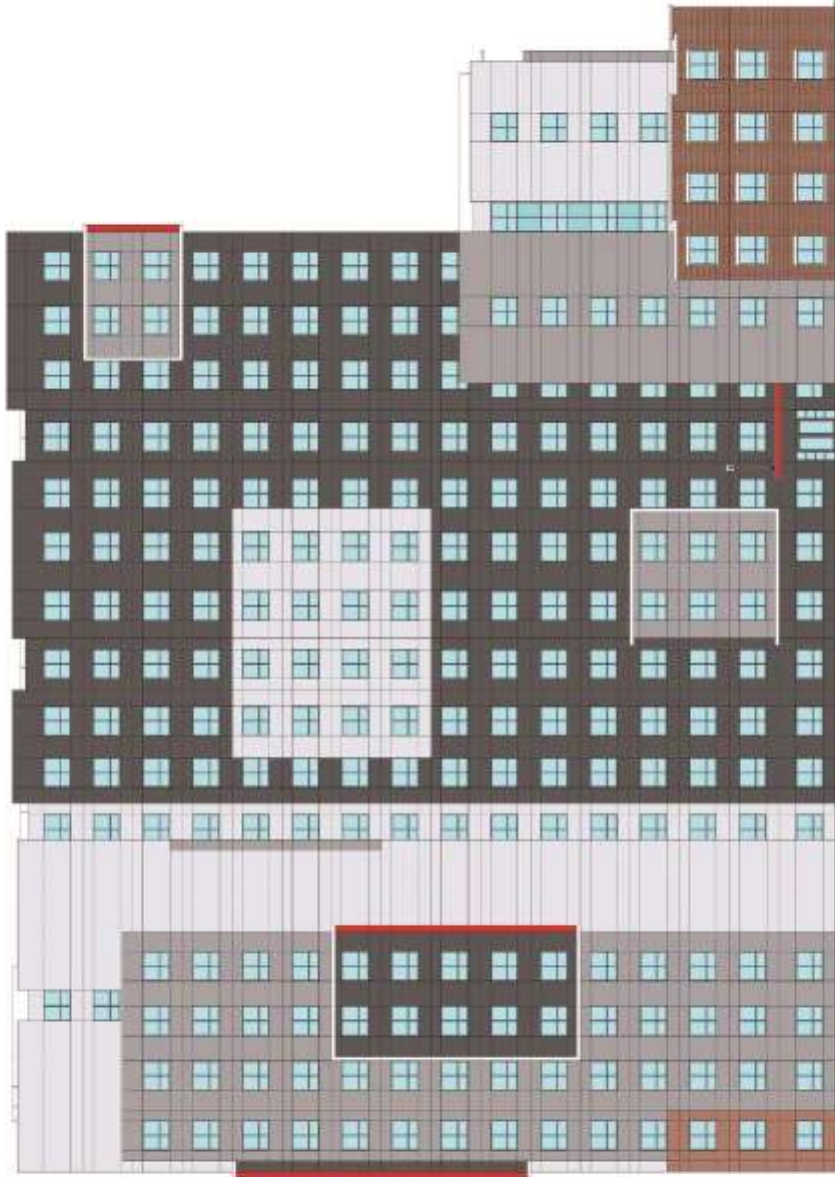
File: Z-8659
Planner: Mike Corby



661 & 667 Talbot Street Apartment Complex
East View (Street)
April 28th, 2017

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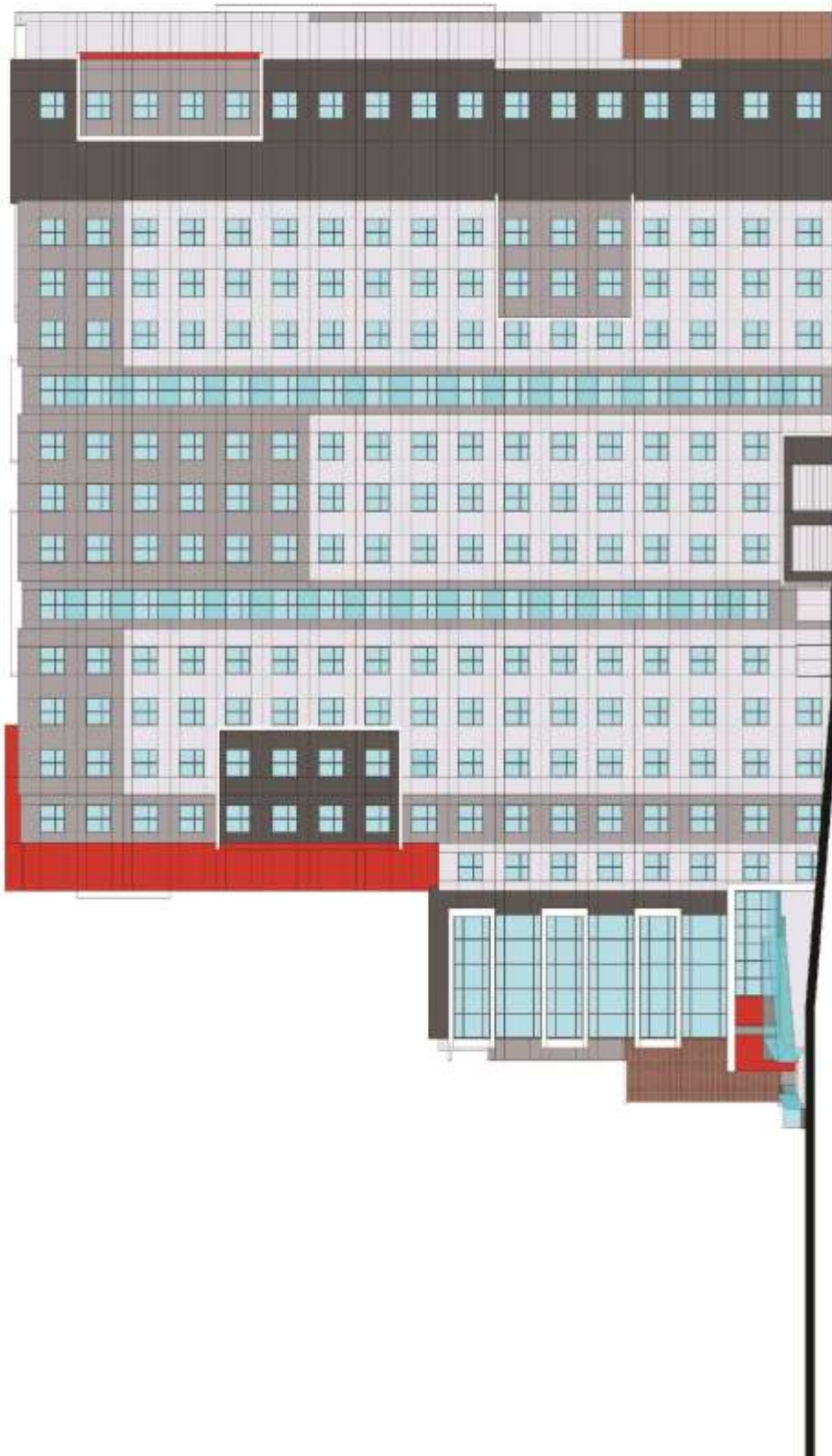
File: Z-8659
Planner: Mike Corby



661 & 667 Talbot Street Apartment Complex
South View
April 28th, 2017

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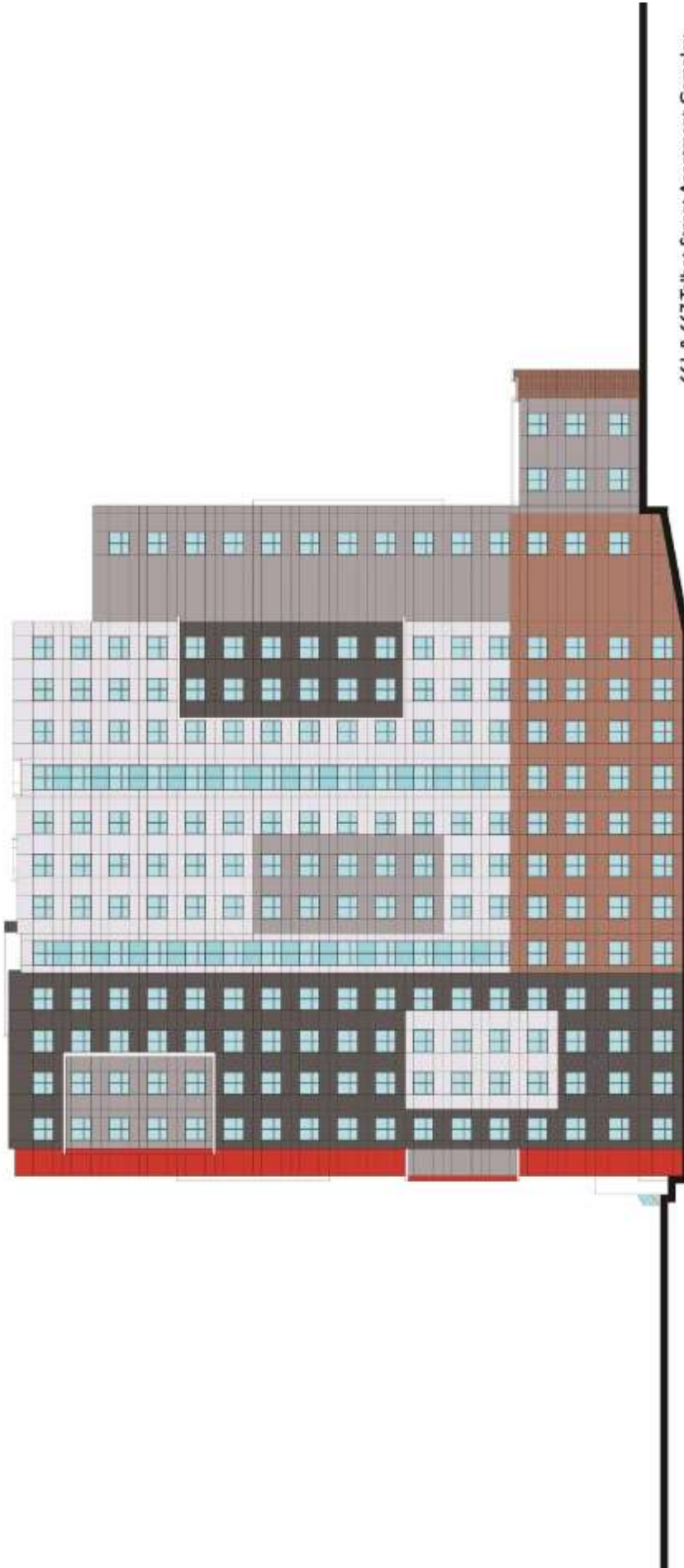
File: Z-8659
Planner: Mike Corby



661 & 667 Talbot Street Apartment Complex
North View
April 28th, 2017

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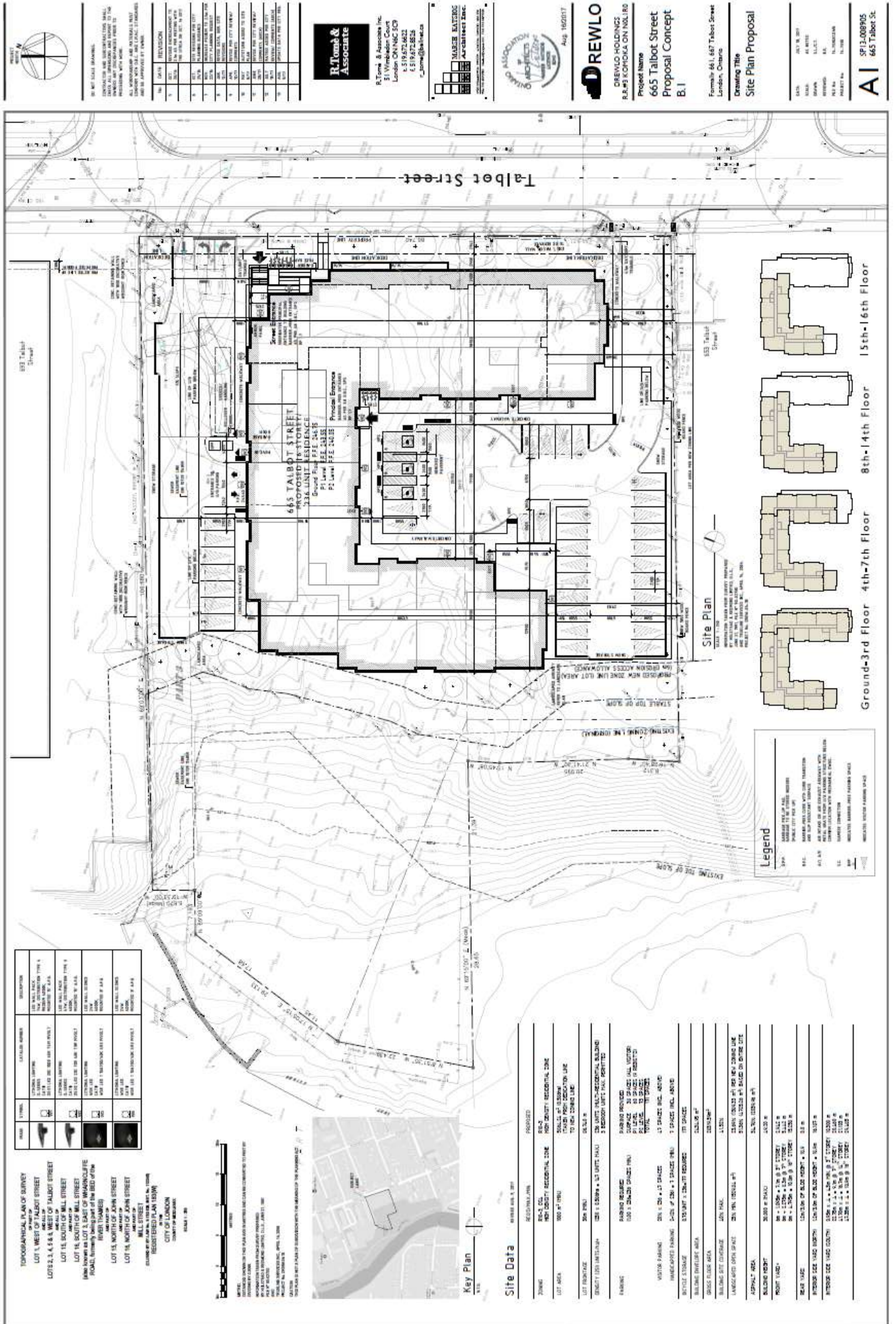
File: Z-8659
Planner: Mike Corby



661 & 667 Talbot Street Apartment Complex
West View (River)
April 28th, 2017



File: Z-8659
Planner: Mike Corby



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File: Z-8659
Planner: Mike Corby

Appendix "B"

Bill No. (number to be inserted by Clerk's Office)
2017

By-law No. C.P. _____

A by-law to amend The London Plan for the City of London, 2016 relating to 661 and 667 Talbot 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 London Plan for the City of London Planning Area – 2016, 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.*

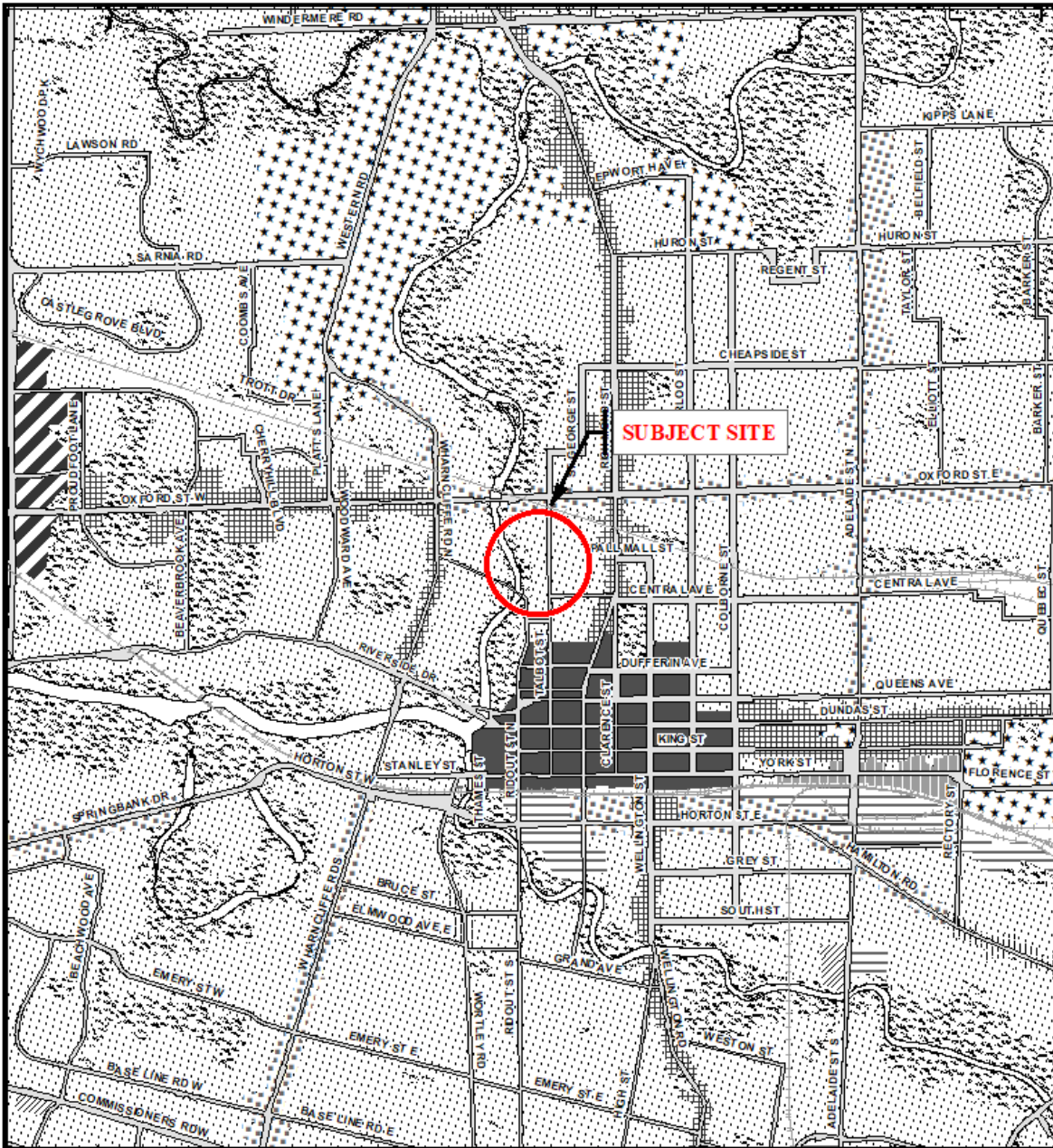
PASSED in Open Council on

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading -
Second Reading -
Third Reading -

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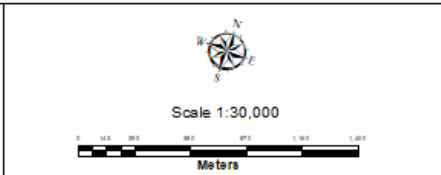
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

At the time of the printing of this map, the Rapid Transit EA is in progress. This map shows the Rapid Transit Corridors and Urban Corridors to recognize potential alignments. These Place Types will be modified to align with the results of the EA process for the final version of The London Plan.

CITY OF LONDON
 Planning Services
 LONDON PLAN MAP 1
 - PLACE TYPES -
 PREPARED BY: Planning Services



File Number: Z-8659
Planner: MC
Technician: MB
Date: October 12, 2017

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**File: Z-8659
Planner: Mike Corby**

AMENDMENT NO.

to the

OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to add a new policy to the Neighbourhoods Place Type and adding the subject lands to Map 7 – Specific Policy Areas – of The London Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to the lands located at 661 and 667 Talbot Street.

C. BASIS OF THE AMENDMENT

The recommended amendment is consistent with the Provincial Policy Statement, 2014 and Policies for Specific Areas of the London Plan. The recommendation provides for the redevelopment of an underutilized site and the use of a bonus zone ensures the building form and design will fit within the surrounding area and provide for an enhanced design standard. The Policies for Specific Areas will maintain the existing designations while providing flexibility for the site to function with alternative residential uses.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Neighbourhoods Place Type of The London Plan for the City of London is amended by adding the following:

661 and 667 Talbot Street

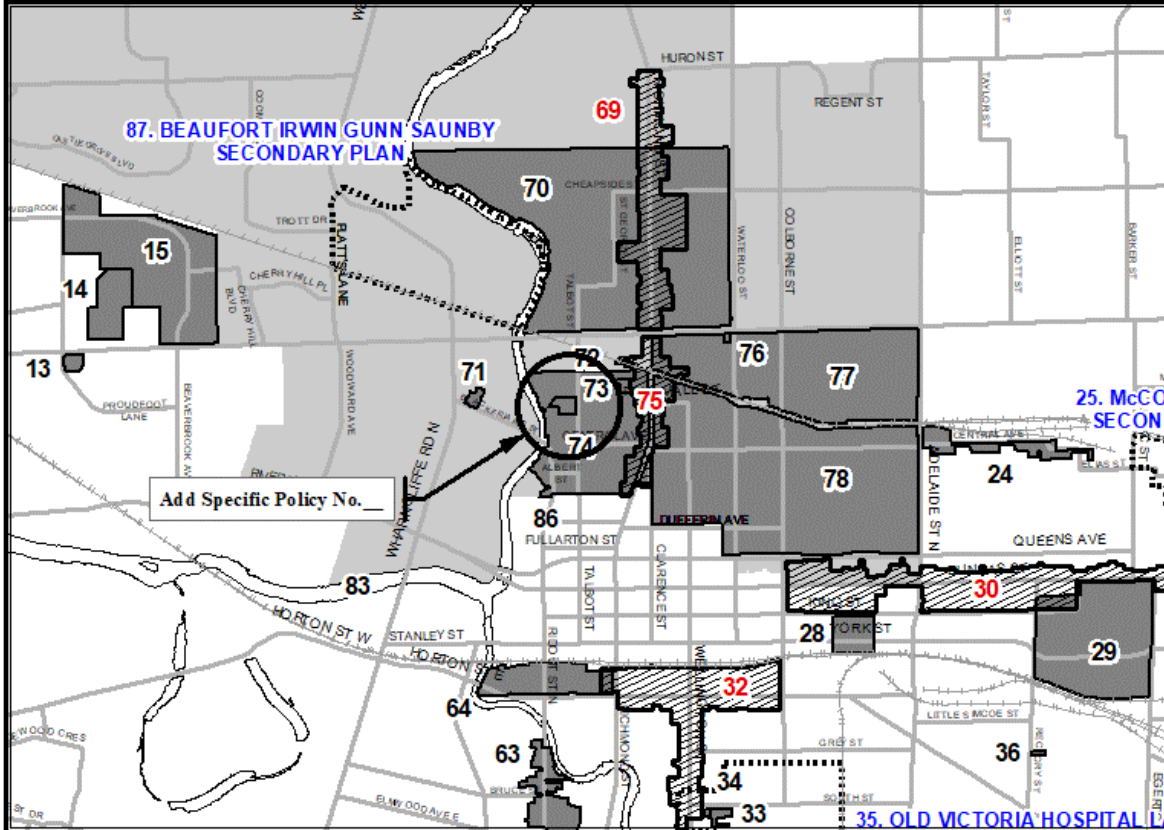
()_ In the Neighbourhoods Place Type located at 661 and 667 Talbot Street, a maximum height of 16-storeys (49.5metres) will be permitted only in combination with the approved bonus zone.

2. Map 7 – Specific Policies Areas, to The London Plan for the City of London Planning Area is amended by adding a specific policy area for the lands located at 661 and 667 Talbot Street in the City of London, as indicated on “Schedule 1” attached hereto.

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File: Z-8659
Planner: Mike Corby

AMENDMENT NO: _____



LEGEND	BASE MAP FEATURES
Specific Policies	Streets (See Map 3)
Rapid Transit and Urban Corridor Specific-Segment Policies	Railways
Near Campus Neighbourhood	Urban Growth Boundary
Secondary Plans	Water Courses/Ponds

This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

<p>SCHEDULE # TO THE LONDON PLAN AMENDMENT NO. _____</p> <p>PREPARED BY: Planning Services</p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8659</p> <p>PLANNER: MC</p> <p>TECHNICIAN: MB</p> <p>DATE: 10/12/2017</p>
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File: Z-8659
Planner: Mike Corby

Appendix "C"

Aaron McBride - August 1, 2016

Will the construction of this building obstruct the sidewalk at any point?

If it will, will alternate arrangements be made to help residents to the north cross Talbot in order to go to Richmond as the only safe option is at Central?

Aaron

PS If you think we can walk up to Oxford, try doing it yourself from the west side of the road during a busy time of the day where cars are moving way too fast. The train bridge funnels you into traffic.

Patrick Coggins & Tristan Turner - August 2, 2016

Good morning.

I am sending this message to voice disapproval, on behalf of myself, Patrick Coggins, and my partner, Tristan Turner, regarding the proposed land use changes for the property at 661-667 Talbot St. (the old Locust Mont and adjacent properties)--Case Z-8659.

We find that the scale of the proposed project is far too large for this particular neighbourhood (The North Talbot Community). Our home is directly across the street from the property (678 Talbot St.), and we, along with our neighbours along the entire block between Mill St. and John St., would probably see the most disruption from the proposed amendments to the site. I will outline my reasoning in the following points:

1. The requested allowances for height, width, and a shorter distance from the curb would greatly impact the view and the amount of sunlight reaching not only our property, but to many others in the surrounding area. We own a 2.5 storey Queen Anne immediately across the street. The idea of having our home overshadowed by a 16 storey concrete monolith is upsetting, to say the least. The other apartment buildings in the area are all built lengthwise, or are set further back, reducing the impact that they have on the properties across from them.
2. The area already has issues with traffic flow and parking. Rush hour traffic would be further backed up with the addition of tenants trying to get into and out of 3 extra levels of parking (2 underground, and one above ground lot), resulting in even more loud, aggressive driving than that which already exists. Add to that, the request for fewer parking spaces than necessary for the number of tenants, and we'll all be dealing with unwanted parking on our own properties (which is already an issue due to the current student rental standards in the area).
3. The area already has some overcrowding issues due to area landlords trying to cram as many students into their properties as they can, many of them most likely in an illegal manner (adding rooms/doing renovations without permits; not disclosing fraternity designations). A big fear is that, not only will this building add more people to a crowded neighbourhood, but that most of the additional tenants will be more students.

We ask that you do not allow this proposal to go through as is, and would like to be kept apprised of any further information and meetings regarding the issue.

Thank-you, Patrick Coggins & Tristan Turner

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File: Z-8659
Planner: Mike Corby

Devan Vanden Boomen - August 22, 2016

Hi Mike,

In regards to the proposed building at 661 & 667 Talbot St: I wouldn't mind seeing a design that is more inspiring and attractive for this location.

The proposed design is very bland, unspectacular, and - in my opinion - does not reflect the vision of our downtown set forth in the downtown master plan or the London Plan. A beige utilitarian cube isn't the best structure on prime riverfront land we so desperately want to revitalize.

Thanks for your consideration,
Devan

Tammy Colbridge - August 23, 2016

Good morning Mike - I am emailing in response to the zoning by-law amendment for 661 - 667 Talbot Street dated August 03rd. I live across the river from the proposed 16 storey apartment building, at 8 Empress Ave. My concerns include:

- privacy from tenants of this proposed apartment building
- the removal of large heritage trees along the river to enhance the view for these tenants
- what happens to the wildlife along the proposed site
- additional traffic along Talbot Street which is already backed up with commuters to downtown
- privacy and nature that the walkway offers that runs along the east side of the river
- additional noise from potential tenants, I can hear people partying at the buildings located on Ann Street which seems to be mainly students and young workers
- how is the landscape protected that runs downhill towards the river
- will this be a student rental, low income or luxury building
- site line will be obstructed by a 16 storey building

These are a few questions that I have at this time and appreciate your time and propose not to have this zoning by-law passed.

Thanks so much,
Tammy Colbridge

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**File: Z-8659
Planner: Mike Corby**

August 24, 2016

Greg Playford on behalf of Homes Unlimited

Dear Mr. Corby:

Homes Unlimited (London) Inc. is a charitable non-profit corporation that owns the 57 unit apartment building at 693 Talbot Street, immediately north of the subject property. The Board has considered the Zoning Amendment proposed and is expressing its' support for the zoning change as requested. We would ask that the City and the developer insure that in the approved Site Plan is a requirement to reconstruct and maintain the north boundary retaining wall which is currently in disrepair. We would appreciate receiving the circulation and the opportunity to comment at the time of Site Plan approval.

Yours truly,

HOMES UNLIMITED (LONDON) INC.



Carmen Sproveiri
Chair

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File: Z-8659
Planner: Mike Corby

Kathryn Kopinak - August 25, 2016

August 24, 2016.

Dear Messrs. Corby and Tomazincic,

I am writing to strongly object to the application by Dewlo Holdings Inc. to change the zoning of 661 and 667 Talbot St to permit increased height than currently permitted, fewer parking spaces than currently permitted and changes in setback.

My comments stem from both personal and professional experience. I have lived and paid taxes at 152 Albert St. for sixteen years, and I also lived at 587 Talbot for seventeen years before that. I know the area very well and have been disturbed by negative changes which have already occurred, such as the bottleneck of traffic on Talbot St. I am Professor Emerita at King's University College where I worked for thirty-seven years, getting to know the impact students have on neighbourhoods, which is the group to whom this development is aimed. For nine of the years I was at King's, I taught two different courses in Urban Sociology each year. Several of my students wrote papers on their impact on the London neighbourhoods in which they live.

Over the many years I taught at King's, the institution expanded greatly by increasing enrolment, purchasing land on the south side of Epworth, then the Jewish day school, and currently part of St. Peter's Seminary. Students completely changing the residential character of Epworth and Raymond Streets and the north of Waterloo Street. Drewlo's application, if approved, would do the same thing, and degrade our neighbourhoods by making them "campus like", rather than stable, diverse neighbourhoods. The result is a great increase in noise pollution, as well as garbage on the streets in the form of beverage containers, discarded furniture and personal belongings. The current design of Drewlo Holdings allows for windows on the street, which would also increase light pollution and reduce privacy of residential neighbours.

I have worked at other universities where the school and its residences are part of the city and not on a separate campus. I value Western more because it has always had its own campus with its own maintenance, security, etc. and I think the campus is where such a huge development belongs. "The gates" on Richmond and also on Western Road are there for a reason --to signal the separation between town and gown, and should be respected. We already have too many student ghettos in the city which are problematic and this will only increase the difficulties.

I do not agree with all of the units in the building being directed at a student market. This denies core housing to other demographics. Also, the plan to have three bedrooms for every unit will raise the cost because each student will pay separately, *de facto* outpricing the housing for non-students. The seasonality of the student presence also has drawbacks, with too many present during the school year to create noise and pollution, and too few there during the summer when this would create a security risk for neighbouring residences.

This building, if approved, will be higher than any other building in the area and completely ruin the streetscape. It is very ugly and will devalue the residential medium sized properties nearby.

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**File: Z-8659
Planner: Mike Corby**

A smaller sized building, in keeping with the others already on Talbot, which do not have windows on the street would be more appropriate.

The notion that fewer parking spaces are needed than required is absolutely ridiculous. Many students have cars. Also, if this were to be only student housing, there would need to be special parking spaces for move in/out times at the beginning and end of each semester where parents can park their vans to load and unload their kids' belongings. Otherwise, they will be parking on Talbot Street itself, in large numbers and all at the same time.

I also think it is a shame to totally destroy the naturalized habitat in the area which has grown up in the twenty years since the lots were vacated. Why not value the residents who have already invested in this area for so long and permit them to keep it as a park, which is what the land is currently used for by many? This would surely enhance the local community while a huge student housing building will devalue it. The quality of life in the community should not be sacrificed to make super-the profits for a large developer.

Sincerely,



Kathryn Kopinak, Ph. D.,
Professor Emerita

Mich Durham – August 26, 2017

As a resident on Talbot Street opposite the proposed site I would like to add my voice in opposition to the plan it is completely inappropriate for that space. Drewlo is asking for so many variances in order to build something way too big. It is wrong for the neighbourhood on so many levels. I am sure these concerns will be voiced strongly by many who live in the area

Yours.....Michael Durham.

Tyrrel de Langley - August 28, 2016

The rationale provided by Drewlo Holdings Inc. in the Planning Justification Report (the Report) are not reasonable nor sufficient to amend the current zoning regulations to allow for an increase maximum height, a decrease to setbacks, and a reduction in parking.

1. As stated in the Report, the primary justification presented is that the proposed development will bring increased density to the area - in keeping with Provincial Policy and City Official Plan.
2. No other rationale is identified in the Report that supports amending the zoning such as:
 - a. Community need; i.e. decreasing City rental unit vacancy rates, etc.
 - b. Specific City or Provincial initiatives
3. It is evident from the Report is that the zoning amendment request is to the benefit of the developer, and not to the City or the neighbourhood
4. A building that is consistent with current zoning's maximum height, minimum setbacks, and parking requirements will in-fact more effectively meet the City Official Plan and Provincial Policy Statement and integrate into the existing community in a more harmonious and effective manner.

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File: Z-8659
Planner: Mike Corby

- a. This concept has been demonstrated through development along Talbot Street of numerous heritage mansions converted into highly desirable condominium units
- 5. The negative consequences of the requested amendments are either minimized or not addressed in the Report:
 - a. Increased traffic density
 - i. During 'rush hour' Talbot Street is already a major north/south route with associated congestion
 - 1. Adding lights will be necessary to allow access from the development and will result in slowing traffic flow further during these peak times
 - 2. Existing issues are not addressed and will be exacerbated:
 - a. The risk posed by low railway bridge on Talbot just south of Oxford remains a concern for trucks over-height such as moving vans;
 - b. The steep rise of the hill coming north under the railway bridge remains problematic in the winter in snowy or icy conditions with cars often unable to navigate north after stopping for a red light;
 - c. When CP trains cross London, Talbot is one of the only clear north/south access streets open with resultant traffic congestion and yellow-light 'runners';
 - d. Very few areas exist for people to safely cross Talbot (Lights at Oxford, cross walk at Central, lights at Dufferin). Children coming from apartments and homes on the west side are at risk as they cross to head to schools downtown;
 - e. Lack of sidewalks under the CP railway overpass on the west side, force pedestrians and cyclists to cross to the east side without traffic lights or cross-walks to safely accommodate
 - b. Unacceptable shadow impact
 - i. Many single-family residential units east of the development will be cast in hard shadow during the afternoon, resulting in uncompensated loss of full and unencumbered utilization of their dwelling and property
 - 1. Subsequent detrimental impact to property values
- c. Unacceptable environmental Impact of the proposal as presented with no evidence of mitigation, and lack of a full environmental impact study
 - i. Page 6 of the Report state that "the subject lands, which are generally rectangular in shape and include designated natural areas adjacent to the Thames River. The lands gradually slope in a westerly direction towards the north channel of the Thames River." It neglects to mention that there is a small creek along the immediate western border of the property, which feeds into the Thames River
 - 1. This description of an environmentally significant site should in-onto-itself be sufficient to require a full environmental impact study of the proposed development
 - ii. Development of the surface will result in surface and parking lot run-off flowing west into the Thames River
 - iii. Development of underground parking will impact the shallow ground water table
 - iv. The BioLogic Subject Lands Status Report (BSL Report) recommends further study on water quality because the aquifer / groundwater is just below the surface and highly vulnerable.

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File: Z-8659
Planner: Mike Corby

- v. The BSL Report indicates that the Drewlo proposal provides no assessment as to how:
 - 1. Underground parking will effect water quality into the Thames River,
 - 2. Paving over the entire site will impact this aquifer and hence water feeding the woodlands of the Natural Heritage Corridor.
 - 3. The Lands Status report states that based on site-specific borehole data, groundwater is approx. 8- 19.5 feet below ground surface.
 - 4. Disrupting pumping out or otherwise disrupting groundwater may impact foundations of neighboring properties whose homes have double brick foundations – a quality recognized as a heritage feature.
- d. Detrimental Neighborhood Impact
 - i. A 16-storey apartment tower would be profoundly out of character with the neighbourhood
 - 1. The building as proposed will dwarf any existing building in the area.
 - a. The existing properties on the west along Talbot from Oxford south are and 10, 12, 8, with a 4-story structure on the adjacent northern boundary; the adjacent property to the south of the proposed Drewlo development is 3 stories, with all buildings as one continues south being 3-stories or less; all buildings on the east side are under 4 stories with the majority being 2-storey single family homes.
 - 2. The building creates a massive monolithic presence with a solid wall along Talbot Street, completely at odds with the neighborhood and with existing high-rise developments.
 - a. Page 9, section 3.2.1 of the Report uses proposal descriptors for Build Form such as “continuous street wall” and “to maximize the prominence of the high rise form” and “the tower is located at the primary collector street edge”
 - b. Page 29 indicates the front yard set back is requested to be amended from 10.42 meters to 4.7. “The reduced front yard setbacks promote a strong street wall consistent with contemporary urban design objectives.”
 - c. Page 29 also indicates reduced setback from the properties to the north and south
 - ii. The proposed development, with its 3-bedroom design, will favour group student housing
 - 1. Further student housing in the neighborhood will increase the ratio of students to permanent residents, to the detriment of permanent residents and contrary to the Near Campus Neighborhood Strategy, which states: “Ensure that intensification can provide for reasonable uses and activities, while not interfering with the reasonable quiet enjoyment of other nearby properties.”
 - iii. Precedent will be set that has the potential to ultimately destroy the character of the neighbourhood
- e. Heritage Impact
 - i. A Heritage Impact Assessment has not been presented therefore it is inappropriate to consider an amendment in advance of all relevant information.

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**File: Z-8659
Planner: Mike Corby**

In conclusion, Drewlo Holdings Inc. have not presented any factual evidence or rationale to support amending the existing zoning; furthermore they have proposed a development that is not in character with the existing neighborhood and would in-fact be of detriment to the neighborhood if approved. Alternative strategies to develop the property in a manner better suited to the neighborhood and its permanent residents exist that have not been proposed.

Sincerely,

Tyrrel de Langley
601 Talbot Street

Anna Maria Valastro - Multiple Email's

Email #1 – May 2, 2016

Dear Councillor Park,

There has been tree cutting of mature trees at 661 - 667 Talbot Street. We are asking that all tree cutting be halted for the following reasons:

- 1) This property is privately owned by Drewlo Development but has been vacant for approx. 15 years. The North Talbot Neighbourhood understands that any future development MUST have an Environmental Impact Statement (EIS) as it is situated along the Thames River Heritage Corridor. A partial EIS done last year by BioLogic, but never released publicly by the planning dept., indicated a likely species at risk presence.

I received a copy through the Upper Thames River Conservation Authority. Trees cannot be removed without also impacting habitat of potential species at risk or any species. Please stop cutting down the trees. We do not want another Teeple Terrace is this neighbourhood.

There are also people of no fixed address that live along this section of the river's riparian zone. Please leave them alone so they can have a private space of their own. The neighbourhood knows of their presence and it is better for them to have a quiet space than to have them ousted and no place to go.

The neighbourhood has also collected several hundred signatures on a petition asking that this property be preserved as green space by the city. We will begin faxing them by Friday of this week. While the city is increasing density in this neighbourhood - already the most dense neighbourhood in the city - it is also reducing green space making the neighbourhood more congested with no green space relief. It is far more difficult and expensive to re-create green space than it is to preserve what is already present.

I personally have serious concerns regarding the relationship between the planning dept, and Drewlo on this file and the lack of public consultations. This may be private property but it has been abandoned for years and the neighbourhood and nature have reclaimed it as their own.

Drewlo's plans for this property has potential to oust others from their properties and we don't believe that Drewlo or the planning dept. have greater rights or authority than any other property person.

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File: Z-8659
Planner: Mike Corby

Trees provide shelter and comfort to this neighbourhood. Please stop cutting them down until an EIS is completed and the neighbourhood's request to preserve the land as parkland be given serious consideration.

If the city can spend millions of dollars on a transit tunnel, it can also afford to purchase parkland as the number of people that will benefit from parkland in the core will likely surpass the number of transit riders for generations to come.

Thanks
AnnaMaria Valastro, Chair
North Talbot Neighbourhood Association

Email #2 - May 2, 2016

Dear Mr MacPherson,

It is very difficult to contact you on short notice. The trees at 661 Talbot Street were given approval to be removed by you even though the trees are large enough to provide housing for den dwelling animals such as raccoons, as opposed to having raccoons den in attics.

Cutting down large canopy trees is very stressful on the neighbourhood. I am asking that these approvals please go through a neighbourhood notice so that residents can provide feedback.

I also asked the planning department to request from Rick Postma that the large trunk of the silver maple be preserved to act as den habitat. I am asking that this order be done soon, shortly as Drewlo has been cutting all morning.

The City of London has a wildlife conflict protocol that aims to reduce human wildlife conflicts. Providing habitat such as dead trees large enough to as dens prevents wildlife from inhabiting and damaging homes.

The cutting of these trees created chaos this morning because no one knew what was going on.

Please order that the trunk of this silver maple be preserved and that Drewlo not clear out the area where people are currently living. Drewlo has stated this morning that they intend to clear out the area on the slope to the Thames River because people have set up a tent there.

I am requesting a reply to my concerns. I have also copied Rick Postma.

AnnaMaria Valastro

Email #3 - August 7, 2016

Hello Mr Fleming,

The North Talbot Association received a Notice of Application to Amend the Zoning By-Law for the property at 661 - 667 Talbot Street - Z-8659

The planner responsible for this file is on vacation and we have supposedly until August 26, 2016 to respond to the notice.

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File: Z-8659
Planner: Mike Corby

I am asking that an extension of the public comment period be extended because no planner is available to answer our question - and there are many.

In the meantime, I would appreciate if you could respond the the questions below?

Drewlo is requesting a bonus zone to permit a higher density level than what the zoning currently permits. Can you please tell me what sort of concession were given to the city in exchange for a bonus zone?

Does the area have a combined sanitation system - sewer and storm water?

When city staff commented on the Azura Project down the street on Talbot, they informed council that the downtown sewer system is combined and that as long as the city remains dry, there would be no over spills of raw sewage into the Thames River. Can you please tell me what provisions are in place to protect the Thames River from raw sewage spills during times of heavy rain?

Can you please describe further what sort of storm water system Drewlo is describing in their Justification Report?

Will the city require Low Impact Development strategies to be applied on the site?

What sort of impacts will increased density have on the sanitation system?

Carling Creek runs directly below the project site. How will this project impact the creek and the groundwater?

Was there a wildlife impact study done. If not - why not?

Is Drewlo receiving and Community Improvement Funds? If yes, can you please explain.

We would appreciate having a meeting with you, ideally by the end of the week.

Email #4 - August 26, 2016

This application does not comply with the current zoning regulation because it is too dense for the site and neighbourhood;

It does not comply with the Near Campus Neighbourhood Strategy which states: "Ensure that intensification can provide for reasonable uses and activities, while not interfering with the reasonable quiet enjoyment of other nearby properties."

This development is aimed at student housing. Each unit will be three bedrooms and while it is located on Talbot Street – a main artery - it is reasonable to assume that the flow of pedestrian and vehicle traffic will be directed through the low density and quiet residential neighbourhood of North Talbot.

This development will tip the ratio of student housing to non-student housing and will further degraded the neighbourhood by making it 'campus – like' rather than a stable, diverse neighbourhood.

On Saturday August 21, four break and enters occurred on John Street and Mill Street. Police informed residents that the break-ins were targeted and organized. The police also stated that the neighbourhood is vulnerable because the quiet side streets have

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become major pedestrian thoroughfares and difficult to identify visitors that might not belong in the neighbourhood but are 'scouting' for possible break-ins. This is unique to core student/residential neighbourhoods, and different than suburban neighbourhoods where visitors stand out in an otherwise non-transient community.

Police canvassed the entire neighbourhood early Sunday morning of August 22, asking residents if they saw anything unusual. Since most of the houses lie empty for months at a time, there are few eyes and ears left to protect the remaining non-student residents. This places residents at risk because there are fewer year round residents to watch over the neighbourhood.

This development would add to the existing problems because the developers are not considering renting to anyone that needs housing – only one type of demographic.

Regardless of what type of development occurs at this site, it is imperative that the city close the loop-hole that permits landlords to rent individual rooms to students under one lease agreement. This arrangement allows landlords to charge higher rents per room/person and in doing so prevents other deserving individuals from securing reasonable rental units.

This loophole is a big problem and must be dealt with to avoid student rooming houses both for low income students and non-student residents.

This application sets precedence.

It dwarfs neighbouring highrises north of the site and does not compliment the heritage street scape of Talbot Street to the immediate east and south.

It will be the first building that is 16 stories tall. If accepted by the city, other tall buildings will follow dwarfing the residential medium family density designation of the neighbourhood. This designation remains unchanged in the London Plan – the new official plan.

It will be the first highrise that will have windows along Talbot Street. Intrusion of light and noise pollution will negatively impact residents on the east side of Talbot Street and the Natural Heritage Corridor.

It will cast a dense hard shadow for residents immediately across the street and into the core block during the winter months. The shadow will eliminate natural sunlight for dozens of residents and impede their ability to utilize passive solar lighting and heating especially in the winter months. This will increase the cost of heating and lighting their homes. In the summer months, these properties will be shadowed by either their own homes in the mornings and then by this development in the afternoon.

This was shown in the shadow report.

Architecturally this building is cheap and adds nothing to the heritage qualities of this neighbourhood. It attempts to mimic the highrises north from the site but north of the site is more industrial than the rest of the neighbourhood. The older highrises were designed to lessen the impact of intensification by positioning balconies and windows away from the street and provide privacy to both tenants and nearby residents.

No opportunity for bonusing.

This property has been vacant for approx.20 years and the area residents have claimed it. It has never been marked as NO Trespassing, and as a result residents have used

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it as an off leash dog area, vegetable gardens, a skating rink in the winter and much more. It has begun to naturalize and now supports an array of wildlife.

We are annoyed that Parks and Recreation would deprive us of more common open area as is required by the city because they decided they would take “cash” rather than insist that the residents of this neighbourhood deserve something better.

We do not support the taking of “cash” as a ‘trade off’ for less open space than is required. Common area is important not just for the residents but for their tenants too. Green space acts as a buffer and takes pressure off of finding green space outside of the premises.

The oversized building will occupy the entire area, with not enough open area or ‘drip line’ to support mature trees.

BioLogic Subject Lands Status Report – Natural Heritage

This report was not made public, yet it addresses some of the most pressing issues regarding the Natural Heritage qualities that are so important and unique to this core neighbourhood. I hope you are familiar with this report. There are enough concerns raised in this report regarding the impacts to drinking water, the protected woodland along the Thames River Corridor, Species at Risk and the lack of life sciences data that combined with the negative social impacts of this development that a request for a Full Environmental Assessment may be necessary.

This report does not include a life science inventory. It states adjacent properties likely host species at risk, and that further consideration is needed in this report. It recommends further study on water quality because the aquifer / groundwater is just below the surface and highly vulnerable.

It makes no assessment as to how the underground parking will effect water quality into the Thames River, how paving over the entire site will impact this aquifer and hence water feeding the woodlands of the Natural Heritage Corridor.

It does not assess if disrupting the groundwater or pumping it will impact on the foundations of neighbouring properties whose homes have double brick foundations – a quality recognized as a heritage feature. This report states that based on site specific borehole data, groundwater is approximately 8 feet to 19.5 feet below ground surface.

Please make this report public as people have a right to know how draining groundwater for an underground parking lot for a development that can’t be more ugly and less desirable impacts on neighbouring properties, Natural Heritage Corridor, and Species at Risk.

END

Please note: I would appreciate information regarding the initial questions I asked. I was hoping to incorporate this answers into my comments.

Other Concerns:

Anna Maria Valastro also expressed concerns about the underground parking and its effects on the aquifer.

Email #5 - September 11, 2017

Dear Mr. Tomazincic,

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File: Z-8659
Planner: Mike Corby

The Subject Lands Status Report raised several serious concerns regarding the development at 661-667 Talbot street and by proximity the same concerns would apply to 653 Talbot Street. I have raised these concerns with you and with staff and I would appreciate now if I can receive a reply that addresses these concerns. The concerns raised in the Subject Lands Status Report are as follows:

Pg. 6

Summary - Physical Setting (last bullet point)

Based on site specific borehole data, groundwater is approximately 8 feet (along slope) up to 19.5 feet (near Talbot) below the ground surface.

1) How will the city protect ground water recharge areas and surges of ground water pushed up against neighbouring heritage foundations, i.e. brick foundations?

This issue was also raised when the Richmond Street tunnel was being discussed. Its proximity to Carling Creek (now underground) was a concern because of the necessity to 'de-water'. The impacts of this necessity to area foundations could result in destabilizing them. Carling Creek runs adjacent to this development?

2) How will it impact the slope along the Thames River which is considered hazardous in it current form.

pg 13 Summary - Biotic Setting:

The Subject Lands Status Report states that SARS species may reside on adjacent lands to the subject site.

3) How will this development impact these species? For example, how will light and noise pollution impact on existing habitat along the Thames River.

4) How will shadowing impact plants species currently receiving filtered sunlight on the western slope?

pg 16 section 15.4.6 Corridors

This report states :

"The North Thames River and riparian area adjacent to and partially within the subject lands are identified as part of a significant corridor. This feature will require further consideration in this SLSR.

5) While the city has removed the western 'slope' from private ownership, it has not evaluated what the impacts of the development will have on this significant area. I have been asking this question over and over again. In other words, it is not enough to move the western 'slope' into city property as the 'slope' is hazardous anyways and cannot be developed. The question is HOW WILL THIS DEVELOPMENT IMPACT THIS HABITAT?

pg 16. 15.4.7 Wildlife Habitat

This report states " There has been no data collection at this time to review this criteria".

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6) How can the city be confident in its understanding of the natural heritage of this area if it lacks data?

pg. 17 section 15.4.14 Other Woodland Patches larger than 0.5 Hectares.

This report states:

"There are no other woodland patches larger than 0.5 hectares identified within the subject lands. However, there is a woodland (less than 0.5 ha) on the western slope of the subject lands that was not identified by the City. It is recommended that this be included of the woodland identified on adjacent lands to the south of the property.

7) How will this addition to the woodland area effect its significance?

pg. 18 section 15.4.15 Other Drainage Features Summary

This reports states:

" Development on the subject lands must consider adjacent Habitat of Endangered and Threatened species (Queensnake, Blanding's Turtle, Spiny Softshell Turtle, Rayed Bean, Wavy-rayed Lampmussel, Black Redhorse and Chimney Swift), the Significant Corridor, adjacent Fish Habitat, the adjacent Significant Woodland and other Wildlife Habitat (Easten Ribbonsnake, Northern Map Turtle, Silver Shiner and Spotted Sucker) to address municipal planning policy."

8) Can you please respond as to how the above stated concerns have been addressed? Please note this section of the report is specific to increased drainage and water volume entering the Thames River.

The Ministry of Natural Resources and Forestry recently published a new White-tailed Deer Management Policy in which they now are encouraging municipalities to protect winter deer yards, as the deer population could be declining. This section of the Thames is a White-tailed deer corridor. It needs to also be assessed for deer habitat.

Finally, a development this size requires at least one hectare of open space.

9) Why wasn't open space required at this site?

I would appreciate a response at your earliest convenience, so I may pass it along to other residents.

Thank You.

Anna Maria Valastro