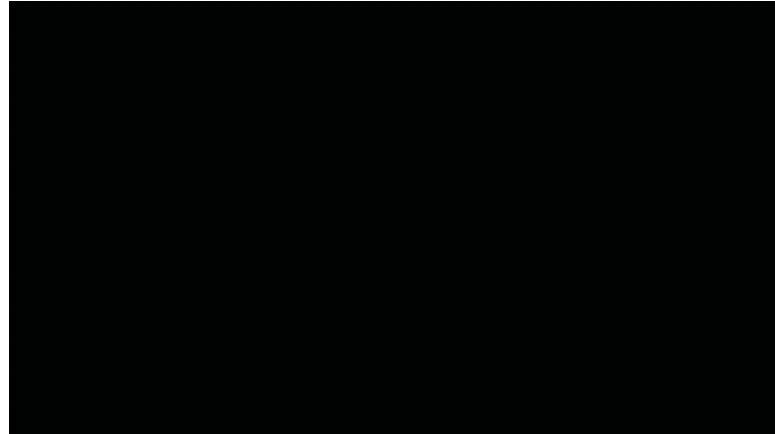


CITY OF LONDON PLANNING AND ENVIRONMENT COMMITTEE

PROPOSED HIGH-RISE
RESIDENCE | YORK DEVELOPMENTS

84-86 ST. GEORGE STREET/175-179 ANN STREET

March 9, 2020



Context



Context



Looking North along
Richmond Street





Project Vision

- Unique, student-oriented high-rise residence
- Offer exceptional level of amenities, including:
 - Study rooms, instruction/meeting space
 - Common recreation/kitchen facilities, café/lounge
 - Fitness facilities, spinning/yoga studios, home theatre
 - Rooftop terraces, rooftop pool, underground parking
- Respond to demand for high quality, secure student accommodation
- Address heritage considerations: HIA completed for 197 Ann Street
 - Materials to be integrated into café within public view (John Kent Café)
- Support Richmond Row, help revitalize Downtown/Central London



Community/Lifestyle Benefits

- Promotes student accommodation to meet market demands
- Includes facilities/amenities to encourage year-round residency:
 - Site security, 24-hr. concierge, instruction/meeting space, rooftop patio/pool
- Helps address housing affordability (5% of units designated 'affordable')
- Accommodates students in dedicated residence, rather than temporary housing dispersed throughout local neighbourhood
- Supports existing transit service and future transit investments



Recommendation

- Request Committee support our applications and endorse a recommendation for approval to City Council
- Request Committee direct City staff to finalize amendments for March 24th Council meeting



Thank You



Comparable Projects



Ryerson University,
Toronto



Kitchener-Waterloo



Toronto



Comparable Projects



Calgary



Winnipeg



London

