

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: John M. Fleming
Managing Director, Planning and City Planner
Subject: Paramount Development (London) Inc.
809 Dundas Street
Public Participation Meeting on: June 18, 2018

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Paramount Development (London) Inc. relating to the property located at 809 Dundas Street:

- (a) The comments received from the public during the Public Engagement process attached as Appendix "A" to the staff report dated June 5, 2018, **BE RECEIVED**
- (b) Planning staff **BE DIRECTED** to make the necessary arrangements to hold a future public participation meeting regarding the above-noted application in accordance with the *Planning Act*, R.S.O 1990, c.P. 13.
- (c) **IT BEING NOTED** that staff will continue to process the application and will consider the public, agency, and other feedback received during the review of the subject application as part of the staff evaluation of the subject application.

Executive Summary

Summary of Request

The requested amendment is to permit a site-specific bonus zone to allow for a mixed-use development of two 24 storey apartment buildings set atop a three storey podium with ground floor commercial space, at a total density of 710 units per hectare.

Purpose and the Effect

The purpose and effect of the recommended action is to:

- i) Present the requested amendment in conjunction with the statutory public meeting;
- ii) Preserve appeal rights of the public and ensure Municipal Council has had the opportunity to review the Zoning By-law Amendment request prior to the expiration of the 150 day timeframe legislated for Zoning By-law Amendments;
- iii) Introduce the proposed development and identify matters raised to-date through the technical review and public consultation; and
- iv) Bring forward a recommendation report for consideration by the Planning and Environment Committee at a future public participation meeting once the technical review is complete.

Analysis

1.0 Site at a Glance

1.1 Property Description

The subject site is located at the southeast corner of the intersection of Dundas Street and Rectory Street and has an area of approximately 7,100m². The site is currently developed with two commercial buildings, including one mixed use building with residential on the second floor. The site is an irregular shape with a 'notch out' to the west along Rectory where there is currently a two storey building which is not part of the proposed application and not proposed to change. The site has frontage on Dundas Street, Rectory Street, and abuts a municipal laneway located to the south.

The site is located within a Main Street Commercial Corridor, and is surrounded by a diverse range of commercial, institutional and mixed use buildings including: to the west - the heritage designated building Aeolian Hall; to the east - medical/dental offices, the Western Fair Regional Facility, and the Western Fair Farmer's Market; to the north - the Ontario Court of Justice/Provincial Offences Court, a range of commercial uses, to the south - the Western Fair and parking. In the broader area, there is also a residential neighbourhood and the Old East Heritage Conservation District located further north.

1.2 Current Planning Information (see more detail in Appendix C)

- Official Plan Designation – Main Street Commercial Corridor (MSCC)
- The London Plan Place Type – Rapid Transit Corridor
- Existing Zoning – (OR*BDC(20)*D250*H46) Zone

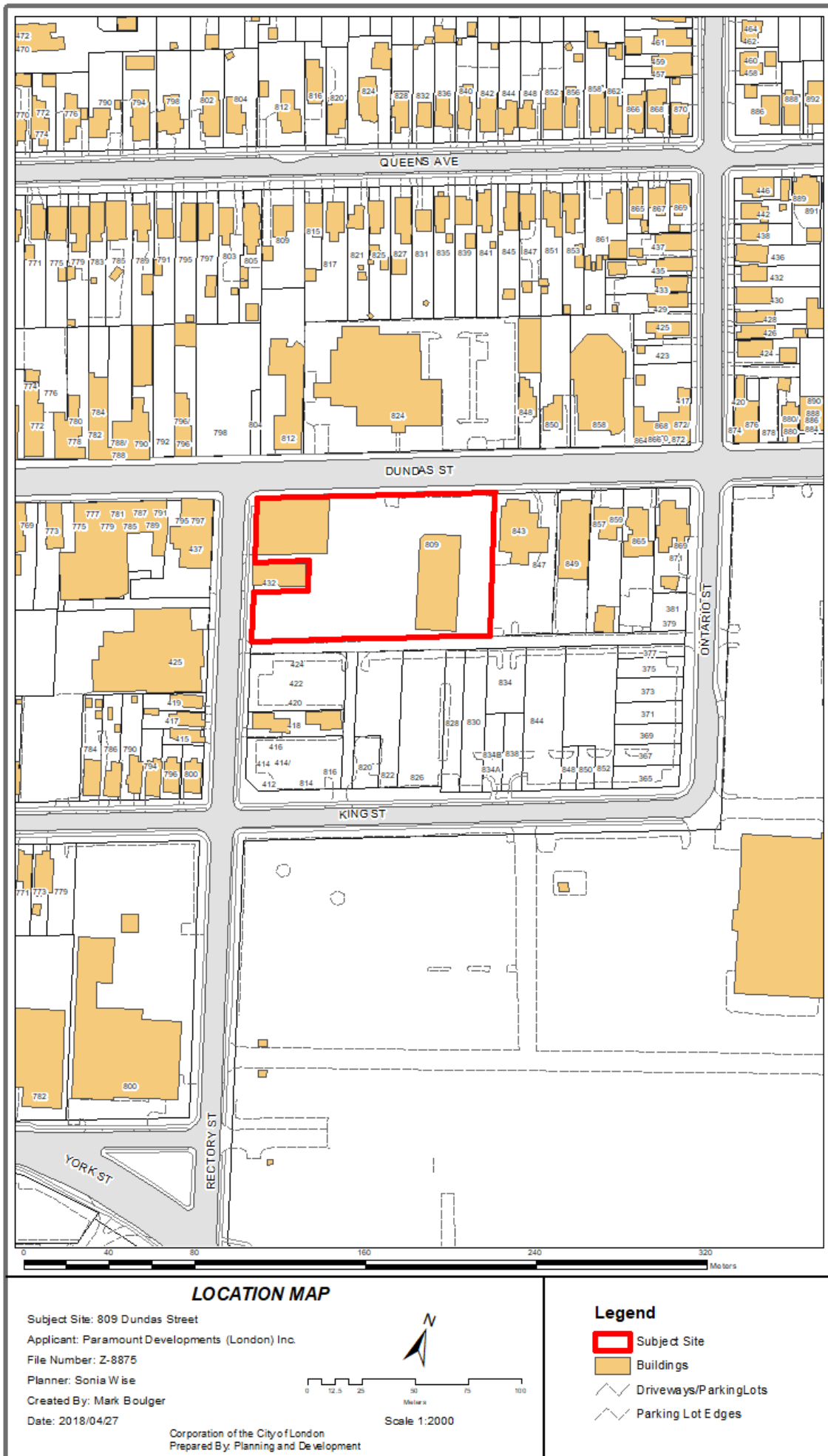
1.3 Site Characteristics

- Current Land Use – Commercial plaza/mixed use
- Frontage – 23m (75 ft) (Rectory Street)
- Depth – 111m (364 ft)
- Area – 7,100m² (76,424 sq ft)
- Shape – Irregular

1.4 Surrounding Land Uses

- North – Institutional/Commercial Corridor
- East – Commercial and Western Fair Farmer's Market
- South – Western Fair (Parking)
- West – Recording Studio/Aeolian Hall/Commercial Corridor

1.5 Location Map



2.0 Description of Proposal

2.1 Development Proposal

The proposal is for a mixed use development with two 24-storey apartment buildings with a total of 480 residential units constructed on a 3-storey podium. The total residential density of the proposed development is 703 units per hectare (UPH).

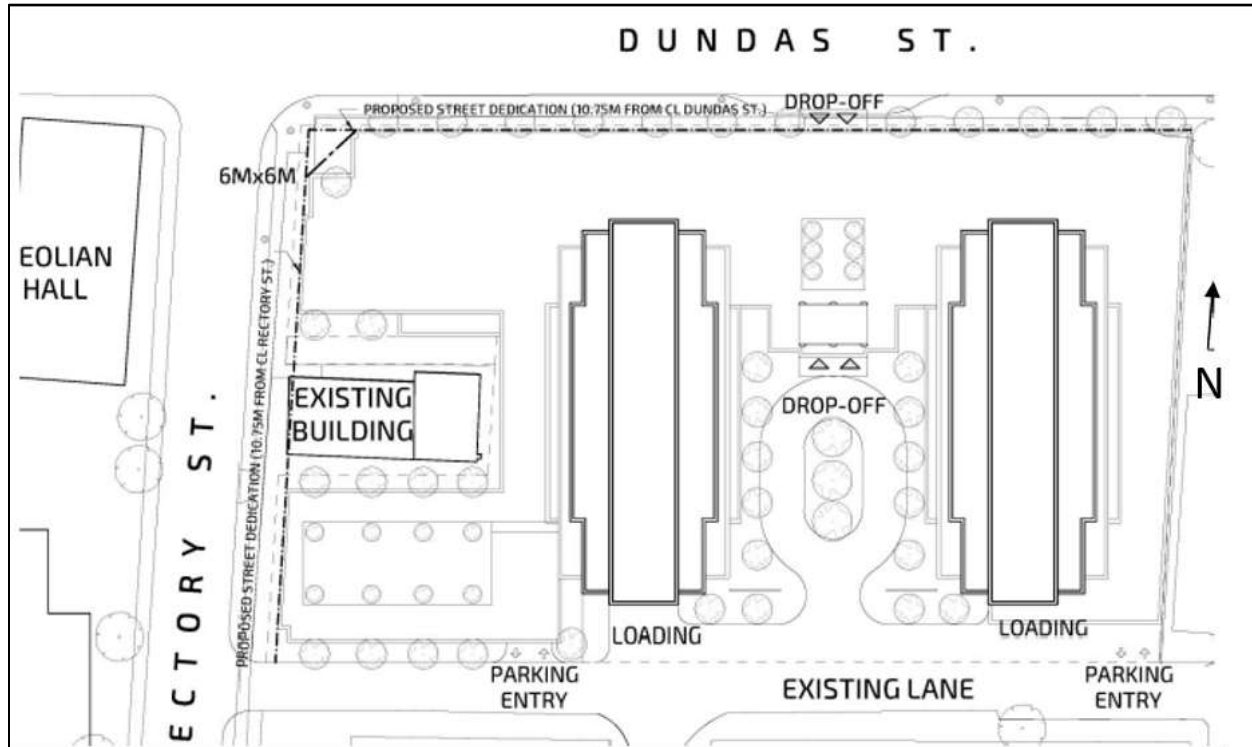


Figure 1: Conceptual Site Plan

The building provides a maximum height of 82m (269ft), with the residential tower portion exhibiting a distinct art-deco style. The podium materials are comprised of a variety of brick, and the tower composition is comprised of stucco/coloured concrete. The top four storeys of the building (floors 21-24) are terraced along the east and west portions.



Figure 2: Conceptual Rendering: view from the northwest

A total of 342 parking spaces for the development have been accommodated through one level of underground parking and two levels of above ground, structured parking which is fully enclosed in the building. Vehicular access to the parking is proposed at the rear of the site from the shared laneway along the south boundary of the subject lands.



Figure 3: Conceptual Rendering: view from the south

A total of 1,845m² (19,860 sq ft) of commercial gross floor area is proposed on the ground floor addressing Dundas Street, and the north portion of Rectory Street. The commercial area is divided into a number of separate units (approximately 10 bays).



Figure 4: Conceptual Rendering: view from the northeast

2.2 Submitted Studies

The application was accepted as completed on February 9, 2018. The following information was submitted with the application:

- Planning Justification Report
- Heritage Impact Statement
- Preliminary Sanitary Capacity Report
- Site Plan
- Traffic Impact Assessment
- Urban Design Brief
- Zoning Referral Record

2.3 Requested Amendment

The requested amendment is for a site specific bonus zone to allow for the proposed mixed use development. The base Business District Commercial zone with existing height and density provisions is proposed to be maintained. The bonus zone is requested to permit the following:

- Maximum Density of 710 UPH;

- Maximum height of 82m; and,
- Maximum lot coverage of 74%.

3.0 Relevant Background

3.1 Community Engagement (see more detail in Appendix B)

There were 22 responses provided through the community consultation period, including those from the Community Information Meeting, which was held on March 29, 2018, where approximately 29 people attended. The most commonly received comments include:

Support for:

- the project as proposed and the associated revitalization potential

Concerns for:

- no affordable housing being provided in a location that could support it
- the impact of the shadows and loss of sunlight cast by the buildings
- better design of the east wall (and the potential to incorporate a mural)
- provide distinctive treatments for storefronts and use materials found in area
- height proposed is too tall for area
- better connectivity to Dundas Street, the BRT station and Western Fair market
- increased traffic congestion and use of the laneway for vehicles
- area is currently under-parked, provide obvious parking for the proposal
- better address the Dundas Street and Rectory Street corner
- roof detail lacks continuity
- impacts of construction regarding noise, dust, vibration, and service interruptions
- overload on infrastructure with additional population, need to provide additional public facilities and services
- offer timed rental structure to encourage independent small businesses
- provide additional setbacks around 432 Rectory Street for access and function

3.2 Policy Context

The Old East Village area has been the focus of numerous studies, plans and efforts to revitalize and invigorate the corridor. In 1998 there was the Mayor's Task Force on Old East London Report, followed by "Re-establishing Value-A Plan for the Old East Village" prepared by the Planners Action Team in 2003. In 2004 Council adopted Official Plan Policies and Zoning By-law amendments to establish an Old East Village Community Improvement Project Area and create separate and distinctive segments of focus. Most recently, the Old East Commercial Corridor Urban Design Manual was created in 2016.

Provincial Policy Statement, 2014

The Provincial Policy Statement (PPS) 2014, provides policy direction on matters of provincial interest related to land use planning and development. The policies support efficient and resilient development patterns through a range of uses, and appropriate infill and intensification in settlement areas and main streets.

With respect to sustaining healthy, liveable and safe communities, the PPS states:

1.1.3.2 – "Land use patterns within settlement areas shall be based on: a) densities and a mix of land uses which: 1) efficiently use land and resources; 2) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;"

The PPS supports long-term prosperity through:

1.7.1 c) – *“maintaining and, where possible, enhancing the vitality and viability of downtowns and mainstreets”*

1.7.1. d) – *“encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character”*

In accordance with section 3 of the Planning Act, all planning decisions ‘shall be consistent with’ the PPS.

Re-establishing Value – A Plan for Old East Village 2003

The plan ‘Re-establishing Value: A Plan for the Old East Village’ was created in 2003 to revitalize the Old East Village Corridor. It was developed by the Planners Action Team (PACT) through the Ontario Professional Planners Institute (OPPI) to address the underlying issues impacting the corridor, and contained specific recommendations to improve the corridor. Priorities were identified in the PACT report which were further implemented through the Community Improvement Plan and other municipal processes.

Old East Village Community Improvement Plan (CIP) 2004

The Old East Village CIP was established in 2004 to provide the context for a coordinated municipal effort to improve the physical, economic and social climate of the Old East Village, and was implemented through OZ-6749. The focus was to improve private investment, property maintenance, renewal and desirability of the Old East Corridor and provide a suite of financial incentives. The OEV CIP established a strategic vision for the larger commercial corridor and its constituent sub-districts to: serve as a focal point for the surrounding residential community; offer goods and services which are useful to, and used by, the surrounding community; offer some goods and services for a broader City-wide market; and foster a pedestrian-oriented streetscape, while not excluding automobiles.

The purpose of the CIP is stated as follows:

p.14 – *“The Community Improvement Plan is to provide a context for revitalization initiatives in the corridor, and to guide the municipal decision-making process so that actions are undertaken that are supportive of, and instrumental in, encouraging renewal in the Old East Village”*

Old East Village Commercial Corridor Urban Design Manual 2016

The Old East Village Commercial Corridor Urban Design Manual (OEVCC UDM) was created in 2016, and recognizes that the Old East Village is an important area in London’s history and future. The design manual is intended to guide new development, renovation, and restoration in a way that aligns the vision established for the area and the Community Improvement Plan. The goal of the manual is to provide a basis for promoting high quality design that will complement the existing area.

2.1 Site Layout

a) Building Location

“Locate new buildings in line with the existing built line in order to maintain visual continuity and spatial enclosure of the street.”

“On corner sites, locate buildings at the corner and ensure that both street facing façades include an equal level of architectural detail.”

2.2 Built Form

a) Building Height Guidelines

“Design buildings that are a minimum of two storeys along the commercial corridor, include additional storeys at prominent gateways and intersections.”

“Step back, a minimum of 3.0m, all storeys above the third storey in order to reduce any overpowering or overshadowing effects on the street or adjacent properties.”

c) Massing and Rhythm

“Follow the established façade rhythm of the street when designing a new building by dividing the proposed building into bays that are proportionate to the surrounding buildings.”

“Continue the horizontal and vertical proportions established by surrounding existing buildings.”

“Ensure the massing of new buildings does not negatively affect adjacent buildings, particularly with respect to impact on air flow, sunlight, and sky views”

2.3 Façade Design

“All new buildings should be designed so that they include a defined base, middle and top. This can be achieved by using unique details in street level windows and doors, a signboard for the business name dividing the first and second floor, and features such as upper floor windows and cornice detail.”

Official Plan

The subject site is designated Main Street Commercial Corridor (MSCC), which takes the form of long established, pedestrian-oriented business or mixed-use districts, and is also located within the Old East Village Special Policy Corridor, which extends from Adelaide Street North to Charlotte Street along Dundas Street.

The following are policy excerpts from the Official Plan related to this development application:

4.4.1.1 Planning Objectives

“i) Provide for the redevelopment of vacant, underutilized or dilapidated properties within Main Street Commercial Corridors for one or more of a broad range of permitted uses at a scale which is compatible with adjacent development;

ii) Encourage development which maintains the scale, setback and character of the existing uses;

iv) Encourage mixed-use development to achieve higher densities and to reinforce the objectives of achieving a diverse mix of land uses.”

4.4.1.4 Permitted Uses

“Permitted uses in Main Street Commercial Corridors include small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings. Zoning on individual sites may not allow the full range of permitted uses.”

4.4.1.7 Scale of Development

“iii) Residential densities within mixed-use buildings in a Main Street Commercial Corridor designation should be consistent with densities allowed in the Multi-Family,

High Density and Medium Density Residential designations according to the provisions of Section 3.4.3. of this Plan.

iv) Main Street Commercial Corridors are pedestrian-oriented and the Zoning By-law may allow new structures to be developed with zero front and side yards to promote a pedestrian streetscape.”

4.4.1.9 Urban Design

“iv) provides appropriate building massing and height provisions to ensure main streets define the public spaces in front of and in between buildings.

v) provides for architectural guidelines to enable greater influence on building elevations, entrances and materials;”

The Old East Village Special Policy contains further guidance for development and recognizes that the corridor is not homogeneous. The existing conditions and future goals for the corridor differ from district to district, and area-specific policies have been established for four separate segments along the corridor including: the Village Core (Adelaide to Lyle), the Village Annex (Village Core east to Rectory), the Entertainment and Recreation District (the Western Fair) and the Area of Transition and Redevelopment (Village Annex east to Charlotte), which is where the subject site is located.

4.4.1.13.2 Old East Village

“iii) The Area of Transition and Redevelopment

The Area of Transition and Redevelopment extends from the eastern edge of the Village Annex to Egerton Street on the south side of Dundas Street and to Charlotte Street on the north side of Dundas Street. (OPA No. 373 - 2005/11/07)

While this area does include some high quality buildings which strongly relate to the corridor, the Area of Transition and Redevelopment includes large gaps in the streetscape created by parking lots, major institutional uses, office uses, light industrial uses, auto-oriented commercial uses, and residential buildings. Given the length of the entire corridor extending from Adelaide Street, this district is not currently considered a viable part of a continuous pedestrian commercial streetscape. Furthermore, its existing form does not support such a function unless there is significant redevelopment.

This plan supports the transition of this area to provide for a mix of uses. Unlike other segments of the corridor, development in the Area of Transition will not be required to support a pedestrian-orientation. The Area of Transition and Redevelopment will be pre-zoned to allow for medium and large scale development such as multi-family housing and mixed use development. Demolition of important buildings on the streetscape will be actively discouraged through the application of site-specific, lower intensity zoning that will remain in place until such time as a zoning amendment is approved concurrently with a development agreement.”

The bonusing provisions set out in the Official Plan are as follows:

19.4.4 ii) Objectives

“Bonus Zoning is provided to encourage development features which result in a public benefit which cannot be obtained through the normal development process. Bonus zoning will be used to support the City's urban design principles, as contained in Chapter 11 and other policies of the Plan, and may include one or more of the following objectives:

(a) to support the provision of the development of affordable housing as provided for by 12.2.2.

(b) to support the provision of common open space that is functional for active or passive recreational use;

(c) to support the provision of underground parking;

(d) to encourage aesthetically attractive residential developments through the enhanced provision of landscaped open space;

(e) to support the provision of, and improved access to, public open space, supplementary to any parkland dedication requirements;

(f) to support the provision of employment-related day care facilities;

(g) to support the preservation of structures and/or districts identified as being of cultural heritage value or interest by the City of London,

(h) to support innovative and environmentally sensitive development which incorporates notable design features, promotes energy conservation, waste and water recycling and use of public transit;

(i) to support the preservation of natural areas and/or features; and

(j) to support the provision of design features that provide for universal accessibility in new construction and/or redevelopment.”

London Plan

The subject site is located within the Rapid Transit Corridor Place Type and within the Old East Village Main Street segment. Rapid Transit Corridors are intended to be vibrant, mixed-use, mid-rise communities that border the length of our rapid transit services and include segments with unique character. The site is within the Main Street Specific Segment Policies of The London Plan for the Old East Village, which includes special policies for the lands that extend along Dundas Street from the Downtown to Quebec Street (844.1)

Use: 837.1 – *“A range of residential, retail, service, office, cultural, recreational, and institutional uses may be permitted within the Corridor Place Type.”*

837.2 - *“Mixed-use buildings will be encouraged.”*

Form: 841.3 - *“The mass of large buildings fronting the street should be broken down and articulated at grade so that they support a pleasant and interesting pedestrian environment. Large expanses of blank wall will not be permitted to front the street, and windows, entrances, and other building features that add interest and animation to the street will be encouraged.”*

Intensity: 847 – *“Buildings in these three Main Street segments will be a maximum of 12 storeys in height. Type 2 Bonus Zoning beyond this limit, up to 16 storeys, may be permitted in conformity with the Our Tools part of this Plan.”*

Bonusing Provisions Policy 1652

“Under Type 2 Bonus Zoning, additional height or density may be permitted in favour of facilities, services, or matters such as:

- 1) Exceptional site and building design.*
- 2) Cultural heritage resources designation and conservation.*

- 3) *Dedication of public open space.*
- 4) *Provision of off-site community amenities, such as parks, plazas, civic spaces, or community facilities.*
- 5) *Community garden facilities that are available to the broader neighbourhood.*
- 6) *Public art.*
- 7) *Cultural facilities accessible to the public.*
- 8) *Sustainable forms of development in pursuit of the Green and Healthy City policies of this Plan.*
- 9) *Contribution to the development of transit amenities, features and facilities.*
- 10) *Large quantities of secure bicycle parking, and cycling infrastructure such as lockers and change rooms accessible to the general public.*
- 11) *The provision of commuter parking facilities on site, available to the general public.*
- 12) *Affordable housing.*
- 13) *Day care facilities, including child care facilities and family centres within nearby schools.*
- 14) *Car parking, car sharing and bicycle sharing facilities all accessible to the general public.*
- 15) *Extraordinary tree planting, which may include large caliper tree stock, a greater number of trees planted than required, or the planting of rare tree species as appropriate.*
- 16) *Measures that enhance the Natural Heritage System, such as renaturalization, buffers from natural heritage features that are substantively greater than required, or restoration of natural heritage features and functions.*
- 17) *Other facilities, services, or matters that provide substantive public benefit.”*

4.0 Matters to be Considered

A complete analysis of the application is underway and includes a review of the following matters, which have been identified to date:

Provincial Policy Statement (PPS)

- Consideration for consistency with policies related to a mix of residential and commercial uses, efficient use of land, infrastructure and services that support transit

Community Improvement Plan (CIP)

- Consideration for how the proposed development achieves the vision of the CIP

Old East Commercial Corridor Urban Design Manual (OECC UDM)

- Evaluation of the proposed built form and site layout in relation to the urban design direction

Official Plan

- Conformity to policies related to: the appropriateness of the level of proposed intensification with respect to the bonusable provisions
- Impacts on adjacent properties and mitigation of identified impacts

- Compatibility with the surrounding neighbourhood and existing neighbourhood character and streetscape

London Plan

- Conformity to policies related to: the appropriateness of the level of proposed intensification with respect to the new planning direction
- The proposed bonusable features with respect to the bonusing framework

Technical Review

- Functional servicing analysis and available sanitary capacity to accommodate the proposed intensity
- A review of the Transportation impact assessment to ensure no negative impacts on existing and future road conditions
- Heritage implications regarding nearby listed or designated properties and archaeological potential
- Appropriate and desirable design of towers

Zoning

- Suitability of the requested bonus zone and regulation amendments in relation to the proposed development and neighbourhood

5.0 Conclusion

Planning staff will review the comments received with respect to the proposed zoning by-law amendment and report back to Council with a recommendation for Zoning By-law Amendment. A future public participation meeting will be scheduled when the review is complete and a recommended action is available.

Prepared by:	Sonia Wise, MCIP RPP Planner II, Current Planning
Submitted by:	Michael Tomazincic, MCIP RPP Manager, Current Planning
Recommended by:	John M. Fleming, MCIP RPP Managing Director, Planning and City Planner
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

June 11, 2018

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Appendix A – Public Engagement

Public liaison: On February 22, 2018 Notice of Application was sent to 71 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on February 23, 2018. A “Planning Application” sign was also posted on the site.

22 replies were received

Nature of Liaison: Possible change Zoning By-law Z.-1 from an Office Residential/Business District Commercial Special Provision (OR*BDC(20)*D250*H46) Zone which permits a wide range of commercial, retail and residential uses with a maximum density of 250 units per hectare and an approximate height of 15 storeys (46m), to a Business District Commercial Special Provision Bonus (BDC(20)*D250*H46*B-___) Zone to permit the existing range of uses permitted by the Business District Commercial Zone variation, with an increased lot coverage, an increased height of 82m, and an increased maximum density of 710 Units per hectare through a bonus zone, in return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan, such as the provision of enhanced urban design and underground parking.

Responses: A summary of the various comments received include the following:

Support for:

Tasteful and appropriate design, quality materials, supportive of/excited for project (x 9), project will provide revitalization for area (x 4), traditional street frontage design

Concern for:

Affordable Housing:

Provide some affordable housing units (x4), as a mix of the total units (x 2), as part of the bonusing provisions, provide a minimum of 20%

Sunlight and Shadowing:

Shadow cast from building affect solar panels on Life Spin building (x 4), 12 storey form would cast less shadow, impacts on both sides of Dundas Street, creation of gloomy spaces

Building Design:

East blank wall needs to be addressed with better treatment (x 4), utilize east wall for a mural (x 2), provide distinctive treatment of storefronts (x 2), replicate materials found on existing storefronts in area, provide heritage design in heritage district, better address Rectory and Dundas corner, roof detail lacks continuity and visually splits the building,

Height

Highrise buildings are changing the skyline of OEV, no more than 15 storeys, 12 storeys should be the maximum, zoning requirements should be more inclusive than just height regulations, proposed height is too drastic compared to what is there now

Connectivity

Connectivity to Dundas St should be a high priority, pedestrian connectivity to BRT station at Dundas & Ontario (x 2), provide sidewalk along laneway to connect to Western Fair

Transportation

Concern for the high traffic volume on the laneway, currently inadequate public parking in area (x 2), commercial parking should be obvious, support increased demand for parking with increased provision of spaces, traffic congestion

Construction

Impacts of construction on business operations (x 3), noise impacts (x 3), dust (x 2), vibration (x 3) structural impacts (x 3), street closures and service interruptions (x 4), damage from construction vehicles

Servicing

Overload on infrastructure, the area can't support the influx of several hundred more residents, public spaces/schools need to accommodate tower dwellings

Other

Offer timed rental structure to encourage independent small businesses, provide additional setbacks for 432 Rectory Street for function and emergency access (x 2)

From: Paul Moieshyn [mailto:]
Sent: Sunday, March 11, 2018 5:35 PM
To: Wise, Sonia <swise@london.ca>
Subject: Bylaw amendment Z-8875

Hello Ms Wise

I welcome any efforts at urban intensification and renewal. It will be great for the neighbourhood. Please let me know how it goes and if there is anything I can do help support a positive outcome then let me know.
Thank you

Paul Moieshyn

Michael J. Chester
BARRISTER & SOLICITOR

March 14, 2018

City of London
Planning Services
P.O. Box 5035
London, Ontario
N6A 4L9

Fax: 519-661-5397

Attention: Ms. Sonia Wise

Dear Ms. Wise:

Re: Paramount Developments Inc.- 809 Dundas Street-File Z-8875;
My client: 875020 Ontario Inc.- 432 Rectory Street, London, Ontario

I act for 875020 Ontario Inc. My clients have provided to me a copy of the Notice of Application to Amend the Zoning By-Law dated February 21, 2018, with respect to the above-noted Application. My client's property is located at 432 Rectory Street which adjoins the Paramount property and is shown as the "Existing Building" on the Conceptual Site Plan.

My client objects to the rezoning based on the Conceptual Plan submitted. The primary reason for the objection is the proximity of the proposed buildings to my client's property. The plan indicates that the new buildings would surround my client's property and would be located within what would appear to be perhaps no more than two metres from the rear of my client's building. The specific issues arising from the close proximity to my clients building would be as follows:

1. The depth of the excavation required to support the 24 storey towers would be significant. A portion of my client's building and foundation is over one hundred years old. I believe my client has an implied easement of support over sufficient portions of Paramount's property as would be necessary to support the foundation for its building. The excavation that would be necessary at such a close proximity could cause my client's foundation to be damaged or completely collapse if proper excavation support practices involving excavation supports and underpinnings were not implemented. My client would want there to absolute certainty that its building would not be adversely impacted in any way by the excavation and construction;

CITY OF LONDON
PLANNING SERVICES

RECEIVED MAR 14 2018

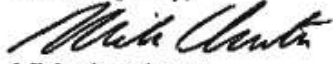
FILE NO _____
REFERRED TO _____
SUBSEQUENT REFERRALS _____
 FOR ACTION
 FOR INFORMATION
 FOR REPORT
 FILE
 C.S.P.
 OTHER

2. My client operates a recording studio at this property. The noise and vibration caused by construction in such close proximity would have a serious negative impact on its ability to carry on business for a significant period of time;

3. Once the new buildings were completed, there would not be sufficient room for any sort of vehicle access to the rear of my client's property for matters such as building maintenance or dealing with emergencies such as a fire.

I trust that the Planning & Environment Committee will consider my client's objections and concerns at its meeting and I would appreciate being provided details of any future public meeting, as would my client.

Yours very truly,



Michael J. Chester



March 21, 2018

Sonia Wise, Planner
City Of London Planning Services
P.O. Box 5035
LONDON ON N6A 4L9

Re: Proposed Development at 809 Dundas Street

I am writing to express my concerns regarding the proposed change to the Zoning By-Law that is currently planned for 809 Dundas. My office is located directly beside the proposed site at 843 Dundas Street. I run an Oral and Maxillofacial Surgery specialty practice at this location and perform delicate maxillofacial surgical procedures on a daily basis, serving patients from London and all across southwestern Ontario. I provide surgical care and anaesthesia for patients requiring specialty services and help patients with conditions such as oral cancer and facial deformities. Many of my patients have depression and anxiety as well as more serious psychiatric disorders such as schizophrenia. I am worried about the effects that long term construction will have on both my patients and my staff who provide care for these patients. The scale of this project is enormous. I am deeply concerned that this development will negatively impact my property and my ability to adequately service patients who require my care.

When I was initially in the planning phases for my facility, I was advised that there were numerous restrictions and guidelines in place that I was obliged to adhere to. These restrictions were governed by both the City of London and the Old East Village Business Improvement Association. I was forced to scale back on my planned development as a result of these restrictions and had to make numerous modifications to my initial plans. I was told there were many reasons for the various rules that were in place, both from a city planning perspective (infrastructure and existing bylaws) as well as for reasons related to the aesthetics of reinvigorating the Old East Village. I was told that these rules were in place for a reason and that all existing buildings and future developments would have to adhere to these same restrictions. The scope of the planned project at 809 Dundas is much more profound than I would have ever expected.

One of the changes to my initial building plan was due to the existing Zoning By-Laws regarding building height. The planning committee informed me that the buildings in this area would be restricted regarding total height. As a result, I had to modify my plans for a second storey and build a basement instead. I was forced to incur additional costs for a sewage ejection system that was required to be installed due the increased depth of my basement. Ironically, the proposed development is a dramatic shift from the previous regulations as the two towers are planned to be 24 stories high. I had no indication that this would ever be allowed based the tight restrictions that were imposed on my development.

I am concerned that the foundation of my building is at risk along with the structure. I am alarmed that during the extensive period of construction for the proposed development that the work being done will be extremely disruptive on my ability to perform delicate surgical procedures. My facility is a sterile

environment and the dust and debris that will be generated from the heavy construction will make my daily operations incredibly difficult. I take great pride in the fact that my property is immaculate as it is reflective of my profession, yet with the extensive construction it will become a daily, and even hourly battle to maintain it to its present standards. Additional daily maintenance for the property is not an additional responsibility I am willing to assume.

During the planning phase for my facility, the surface covering of my building was also dictated and I was not allowed to use stone or brick on the outside walls. This was done as part of the reinvigoration of the Old East Village and to ensure consistency in the look and feel of the neighbourhood. I am concerned that the planned project will not be subjected to the supposed rules that were placed on my development. I was not able to build my building in the way that I had originally envisioned but still adhered to the rules that were in place.

I am also worried that during construction of the proposed development that access to my building will be difficult for my patients. There may be road blockages that impede access to my parking lot. Also, there is the potential that vehicles related to the project may attempt to park in my parking lot and/or access the new construction site via my parking lot. There is the potential that my building may be damaged by large vehicles attempting to access the construction site through my narrow driveway. This has occurred before with significant damage to my facility. The construction relate to the new development would be disruptive to my practice and on impact my focus in serving my patients' needs.

While I believe that the infill created by this project would be a positive development for the Old East Village and for the City of London, I am extremely concerned on the impact that it will have on my position as the adjacent neighbour. I chose to settle in London following 18 years of post-secondary education, and I have specialized skills that few others possess in North America. I provide specialized services for the residents of East London as well as from all across Middlesex County and southwestern Ontario, and I would like to continue to do so in a world class facility. I would like to have my concerns addressed appropriately prior to any further action on the proposed development at 809 Dundas Street.

Sincerely,

Dr. Nicholas J. V. Hogg,
BSc, MSc, DDS, MD, MSc, FRCD(C)
Oral and Maxillofacial Surgeon
Subspecialty training in Craniofacial Surgery

Comments from 809 Dundas Community Consultation

March 29, 2018

Summary and Thematic Analysis provided by the Old East Village BIA
Submitted April 16, 2018

Promotion of Event and Recruitment of Attendees:

Business and property owners in the Old East Village Community Improvement Plan (CIP) received invitations to the community consultation event. Invitations by the BIA were conferred through an email and telephone campaign for the 10 days preceding the event. The telephone campaign reached out to 114 business owners.

Information and invitations for the event was circulated to the Old East Village residents through telephone, social media, and individual networks of the Old East Village Community Association and board members of the Old East Village Business Improvement Area (BIA). Residents, property owners, and interested parties were requested to call and RSVP for the event.

33 attendees of the March 23, 2017 community consultation who left contact information were also contacted via telephone.

Attendees to the event were asked to register and fill out and return comment cards. Of those who attended 29 people registered and 16 comment cards were submitted. 2 property owners submitted a letter and is included in the comments.

Attendance breakdown:

Attendees were asked to check all that apply.

- 4 – OEV Commercial Property Owners
- 3 – Business Owners
- 7 – OEV Residents
- 5 – Interested Party
- 1 – Unidentified

Thematic Analysis:

Feedback received from comment cards and letters are summarized in this section. Attendees of the community consultation were eager to share their thoughts on the proposed redevelopment. Comments from the cards generally showed optimism for the redevelopment paired with constructive observations on specific features or outcomes. Of these considerations seven themes were observed and broken down in more detail.

The first of these relates to affordability of prospective commercial and residential clients. Attendees identified that they would like to see a percentage of the residential units meet the criteria for affordable housing. They felt that a development of this scale created a great opportunity for inclusion. Comments also suggested that the commercial units have a yearly progressive rent structure to help foster independent small business.

The next theme identified was the impact shadowing may have on the surrounding properties. There are properties north of the proposed redevelopment site that utilize solar panels. Specifically 4 attendees expressed concern over the impacts on power generation a large development would have on those properties. Some commenters believed that the shadowing from the building would create “gloomy” spaces and have a negative impact on the buildings around the redevelopment.

The third theme encompasses the design of the building. Attendees felt that the conceptual plans show a very plain, non-windowed wall facing east. Comments suggested that character of some kind be added architecturally. Commenters requested that the storefronts replicate the diversity of materials and designs found along the Dundas corridor to keep with the heritage feel of the older buildings. An additional suggestion was to use the east facing wall as a space for a mural to add to the collection found around the Old East Village. Specifically the mural at the London Clay Arts Centre was suggested as an example.

Following building design a theme of building height was identified. Some attendees felt that the height of building should not exceed 12 to 15 stories. Commenters thought that the building heights higher than this and the influx of people from it would create pedestrian and vehicular congestion. Others felt that a building with a height as proposed would feel contextually out of place with the current built form of the Old East Village.

The fifth theme of comments focused on the connectivity of the redevelopment to the Dundas corridor. Attendees expressed that they would like to see the redevelopment’s connectivity to Dundas as a high priority. The redevelopment will be a prime location for the upcoming Bus Rapid Transit implementation along with access to the Western Fair District. Attendees would like to see the south facing side of the redevelopment address these amenities.

The sixth theme from the comment cards involved the changes to the neighbourhood’s parking situation in relation to the redevelopment. Comments expressed concern over an increase in parking demand brought from the addition of commercial storefronts. Neighbouring properties would like to make sure that their respective customers and clients have access to parking as demand increases.

The final theme identified from comments is the possible disruption caused during construction. The redevelopment site is surrounded by couple of businesses that music plays an integral role in the success of their enterprise. A few commenters expressed concern over noise and vibrations that will occur during construction and the effect it may have on their daily businesses. Disruptions to traffic and parking are expected and more information on how those would be handled was requested.

The Old East Village BIA would like to thank you for receiving the above thematic analysis based upon comments, conversations, and letters during the community consultation. The BIA takes an active role in the participation process for new neighbourhood development. We are pleased to provide this feedback and look forward to working with all parties as this project progresses.

Comment Cards

The comments in this report are taken word for word from the received comment cards and letters. They have been categorized according to theme.

Positive General Comments:

- Tasteful and appropriate looking – will be interested to see how the ground level units are developed & marketed – Would love you stage your model suites!!
- Quality material for the build, especially facing Dundas and Rectory.
- Very excited for this project.
- I think this is a fantastic way to revitalize what is often seen as a downtrodden area of the city. A new building and new business space will bring life back to the east end.
- A great development for this up-and-coming neighbourhood.
- Will bring great traffic to local businesses, more people to the core and attract & retaining young families.
- I think this will be great for the community. East London deserves a project such as this, with all of the other new developments in the area it will aid in reclaiming Old East as a premiere part of London and a desirable place to live.
- Great plan!
- Overall like design and the traditional street frontage.
- Just want to say what a great project Ian Stone & company are working on.
- Very excited to see amazing things taking shape on Dundas Street.
- Great to see a residential and commercial development on this site

Comments regarding Affordability in Residential and Commercial Units:

- Offer timed rental structures to encourage independent small business to fill commercial units. Ex.67% year 1, 80% year 3, 95% year 3 ect. Will help infill quickly and support small independent business growth.
- Can the inclusion of some affordable housing be contemplated as a condition of exceeding the present standards in terms of both height and density?
- I am involved @ lifespun @ Ontario and Dundas site. We work with families at or near the poverty line. I would like to see some of the units used as affordable housing for people. We are a community that care about our neighbours. What a good opportunity for this development to consider and act upon.
- There is no guarantee that this development has at least 20% affordable units, which should be in place no matter how high you negotiate

- Would be great to see some % of units as affordable housing. We need buildings that integrate affordable & market rent units.

Comments regarding Shadowing from new building:

- The shadow may impact solar panels at Life*Spin
- We are also very concerned about the shadows these buildings will have as we have solar panels on our roof which generated income which we depend upon. No doubt we will have a loss of sunlight due to the height of these proposed buildings. I would feel the 12 stories to be much more acceptable.
- Shadow impact on existing solar panels in the neighbourhood
- Shadowing impacts on solar panels on south side of Dundas.
- The shadow and light impact studies will show these towers will create gloomy spaces.

Comments regarding the building design:

- East facing wall needs better/attractive detail, ect.
- The blank wall facing the dental building (east elevation) can be a canvas for wall art similar to the east wall of the London Clay Arts Centre. This would create a wall art theme in OEV.
- Blank wall facing east need detail, character, windows.
- Brick walls on the west [east] side of building – understand that this wall edges on property line, so windows on the side (laneway) may not be feasible. However, given that it faces on to laneway and other businesses the wall should have some kind of aesthetic treatment e.g. mural (Simon Shegelmans OEV Posters) or repetition of some façade detail on the wall-which is tall, extensive and visible from Dundas Street.
- The key consideration in my view, in light of the character of the OEV neighbourhood, is distinctive treatment of each of the store fronts.
- Heritage district should have heritage design
- Infrastructure overload
- The proposal for commercial units that support the scale of the commercial corridor could be beneficial to the development of the business district. However, it is really important that the commitment to design storefront facades using materials that replicate the variety of storefront facades on the corridor is followed through.
- Re: street views; more detail is retained on the Dundas/Rectorry corner, windows and other detail – brick façade facing street not supportable
- Roof detail lacks continuity and visually ‘splits’ building. It is possible to replicate crenellations on the east facing the lack of continuity of the feature visual ‘splits’ the building – looks like two separate buildings.

Comments regarding building height:

- Highrise buildings are changing the skyline of OEV. I’m not sure the area can support the congestion that will be caused by the influx of several hundred more residents.

- No more than 15 stories!
- Most major cities have more inclusive zoning requirements than simple height restrictions! Twelve stories high is enough for this corridor.
- The height is much too drastic a difference for this area compared to what is there now.

Comments regarding Connectivity:

- Connectivity to Dundas needs to be a HIGH priority.
- Pedestrian connectivity to BRT station @ Dundas & Ontario
- I feel there should be a sidewalk along the land to allow residents can use to walk to Western Fair and proposed BRT station.
- The first [concern] is the use of the rear laneway for a relatively large volume of traffic which it is not designed for.

Comments regarding Parking:

- Offer obvious parking for the customers of commercial units.
- Only parking problems.
- Neighbourhood parking issues: although we recognize that the building will likely have its own parking garage, an increase in population and commercial retail businesses proposed for the ground floor will put a big stress on parking resources in the neighbourhood. We do not currently have enough public parking and are concerned that we will lose business if the extra parking needs come in the neighbourhood without the creation of additional parking facilities.

Comments regarding construction concerns:

- We are concerned about our ability to operate during construction due to noise and vibrations coming from the construction site in such close proximity. We are primarily a music venue and often record concerts and do recording sessions during daytime hours.
- We are concerned about interruptions in services during construction and how these will impact our clients, rentals, and productions.
- Street closures and business interruption related to these issues are also a concern for us.
- Our building is an 1883 Designated Heritage Site. We have concerns that the vibrations might affect the structure and safety of our building.

Miscellaneous Comments:

- Doesn't look like EMAC recording studio has enough space to perform functions, i.e. access ect. This needs to be corrected.
- Traffic congestions
- Potential fires
- Public spaces/schools needed to accommodate tower dwellers.

March 9, 2018

CITY OF LONDON
PLANNING SERVICES

Re: Application Z-8875

RECEIVED MAR 14 2018

Dear Ms. Wise:

FILE NO _____
REFERRED TO _____
SUBSEQUENT REFERRALS _____
 FOR ACTION FILE
 FOR INFORMATION B.F.
 FOR REPORT OTHER

This is in response to the notice of February 21, 2018, regarding an application to amend the Zoning By-Law, at 809 Dundas St., by Paramount Developments. I own an office building at 849 Dundas St. and (full disclosure) I've been on the OEV BIA board for about 9 years. I have 2 major concerns with the proposal.

The first is the use of the rear laneway for a relatively large volume of traffic, which it is not designed for. I understand that this is owned by the City of London. It is not serviced by the City, and I believe the Western Fair District does some basic snow clearing and maintenance. This laneway is NECESSARY for access to parking lots for at least 3 buildings on the block. It is not wide enough for 2 cars to fit comfortably, there's no drainage, no room for snow plowing, room for sidewalks, and is just a dirt surface (with pot holes) on the west end where the building is proposed. I'm not sure what the traffic study will show, but I think this will be a huge problem for access to the lane, and for traffic flow in general. We need the lane to be easily accessible for our customers. There's also the ongoing maintenance issue. Will this be turned into a proper street with all that goes with it?

The second issue is the height of the structure. As you note in the letter, "any change to the Zoning By-law MUST conform to the policies of the Official Plan, London's LONG-RANGE planning document". According to section 19.4.4 of the official plan which is referenced:

- Principle i) Also, the height and density bonuses received should not result in a scale of development that is INCOMPATIBLE with adjacent uses or EXCEEDS the capacity of available services.
- Objectives ii) Bonus zoning is provided to encourage development features, which result in a PUBLIC benefit which cannot be obtained through the normal development process.
- Section 4.5 of the Official Plan suggests that a Planning Impact Analysis should be undertaken for issues such as this one.

And according to the London plan:

- Rapid Transit and Urban Corridors: Intensity 840, 1- Development within the corridors will be sensitive to adjacent land uses and employ such methods as transitioning building heights or providing sufficient buffers to ensure COMPATIBILITY.

- Table 9, shows that the standard height for this area is 12 storeys, and that even with MAXIMUM class 2 bonusing, it is 16 storeys.
- Main Street: Intensity section 847, 2.: Buildings....will be a maximum of 12 storeys in height. Type 2 Bonus Zoning beyond this limit, up to 16 storeys, may be permitted in conformity with the Our Tools part of this Plan.
- Bonus Zoning:
 - 1642: ... the applicant shall submit a JUSTIFICATION REPORT that identifies the facilities, services or matters that are to be provided and how the PUBLIC benefit is commensurate with the extent of the greater height and density that is being requested.
 - 1650: ... However, an applicant must demonstrate that this greater height or density represents GOOD planning.
 - 1652: (public benefits that qualify for bonusing are)....facilities, services, or matters such as:
 - 1- Exceptional building and design.
 - 15 other descriptions
 - 17- Other facilities, services, or matters that provide substantive PUBLIC benefit.

My point is that the height is much too drastic a difference for this area compared to what is there now, and for the future concept of a "village". There is no high rise such as this in Wortley village, which the developers themselves compare this area to. So it is not "compatible" with the "vision" for the area in my opinion. It also does not fit with the 16 storey maximum bonus for the area. It does not provide any of the 17 PUBLIC benefits that would qualify for bonusing, except possibly "exceptional building design". Indoor parking in the building will not be public, so it does not qualify. And it will considerably exceed the services for the area.

A justification report, if provided, could not possibly support such a large bonus as requested, or support it as GOOD planning.

Just to be clear, I'm all in favour of this development as long as it's restricted to 16 storeys, and the laneway is not encumbered by traffic. In it's present iteration, it does not confirm to the long-term plans for the city, and therefore should not be approved.

Thank you in advance for your consideration.

Sincerely,



Victor Wagner



Dear Sir/Madame,

I am writing to you today in the official capacity of The Aeolian Hall Musical Arts Association to express concerns my Board of Directors have expressed to me regarding the pending development by Paramount Developments (London) Inc. at 809 Dundas St.

Although our organization is thrilled to see the interest in creating increased density in the core and our neighbourhood, we have some issues that need to be resolved before we feel we can support this development.

Here are the issues:

1. We are concerned about our ability to operate during construction due to noise and vibrations coming from the construction site in such close proximity. We are primarily a music venue and often record concerts and do recording sessions during daytime hours.
2. We are concerned about interruptions in services during construction and how these will impact our clients, rentals and productions.
3. Our building is an 1883 Designated Heritage Site. We have concerns that the vibrations created while hammering pilings for the foundation and other large vibrations might affect the structure and safety of our building.
4. Neighbourhood parking issues: although we recognize that the building will likely have its own parking garage, an increase in population and commercial retail businesses proposed for the ground floor will put a big stress on parking resources in the neighbourhood. We do not currently have enough public parking and are concerned that we will lose business if the extra parking needs come in the neighbourhood without the creation of additional parking facilities.
5. Street closures and business interruption related to these issues are also a concern for us.

We welcome your response to our concerns.

Sincerely,

Clark Bryan
Executive Director
The Aeolian

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

Telephone	Written
	Paul Moieshyn
	Robert Nation & Joe Vaughn (EMAC) 432 Rectory St, London ON N5W 3W4
	Nicholas Hogg 843 Dundas St, London ON N5W 2Z8
	Victor Wagner 849 Dundas St, London ON N5W 2Z8
	Jesse Helmer 706 Princess Ave, London ON N5W 3M3
	Kate Fowler 1018 Dundas St, London ON N5W 3A3
	Jeff Pastorius 623 Dundas St, London ON N5W 2Z1 & 778 Elias St, London ON
	Frank Filice 831 Elias St, London ON N5W 3N9
	Sarah Meritt 831 Elias St, London ON N5W 3N9
	Louis Polakovic 925 Plantation Rd, London ON N6H 2Y1
	Lewis Seale 1-1036 Dundas St, London ON N5W 3A5
	Zack Lawlis 78 Stuart St, London ON N5Y 1S3
	Kathryn Eddington 709 Princess Ave, London ON N5W 3M2
	Esther Andrews 481 Dorinda St, London ON N5W 4B3
	Jacqueline Thompson 866 Dundas St, London ON N5W 2Z7
	Cassie Norris 23-1290 Sandford St, London ON N5V 3X8
	Caleb Denomme 766 Princess Ave – Upper London ON N5W 3M4
	Jason Jordan 970 Willow Dr, London ON N6E 1P3
	Vito Pettinato 724 Dundas St, London ON N5W 2Z4
	Bryan Clark/Andrew Rosser (Aeolian Hall) 795 Dundas St, London ON N5W 2Z6

Agency/Departmental Comments

Development Services Engineering – March 21, 2018

Transportation

The following items are to be considered during the site plan approval stage:

- Road widening Dedication:
 - Dedicate 0.692m to obtain 10.75m from centreline along Dundas Street.
 - Dedicate 0.692m to obtain 10.75m from centreline along Rectory Street.
 - Dedicate new 6.0m x 6.0m sight triangle on the southeast corner of Dundas Street and Rectory Street.
- King Street, Ontario Street, and Dundas Street have been identified as rapid transit corridors in the Council approved Rapid Transit Master Plan (RTMP). The preliminary recommendations have identified Ontario Street as a candidate for a transit station, through the ongoing Transit Project Approval Process (TPAP) and has also been identified for a conversion from one way northbound traffic to a two way street with the addition of a southbound lane for traffic, the corridors and transit station locations will be refined in greater detail through the TPAP process. For information regarding the RTMP or TPAP please use the following web link: <https://www.shiftlondon.ca/>

Stormwater Engineering

The following items are to be considered during the site plan approval stage:

- Please note that as per City as-constructed drawing 17211, the site, at a C=0.37, is tributary to the existing 750mm storm sewer on Ontario Street via the 600mm storm sewer on Dundas Street fronting the site. However, the 750mm storm sewer on Ontario (STMH3 to STMH2 in as-con 17211) appears to be in surcharge condition and therefore hydraulic calculations should be required (storm sewer capacity analysis) to demonstrate the capacity of the existing 750 storm sewer system is not exceeded.
- Proving there is sufficient pipe capacity to service the site, on-site SWM controls should be designed to the satisfaction of the City Engineer. On-site SWM controls design should include, but not be limited to required storage volume calculations, flow restrictor sizing, etc.
- Considering the number of parking spaces, the owner may be required to have a consulting Professional Engineer confirming that water quality will be addressed to the standards of the Ministry of the Environment and to the satisfaction of the City Engineer. Applicable options could include, but not be limited to the use of oil/grit separators, catchbasin hoods, bioswales, etc.
- The subject lands are located in the Central Thames Subwatershed. The Developer shall be required to provide a Storm/drainage Servicing Report demonstrating that the proper SWM practices will be applied to ensure the maximum permissible storm run-off discharge from the subject site will not exceed the peak discharge of storm run-off under pre-development conditions.

Wastewater and Drainage Engineering

- As part of the City's Pollution Prevention Control Plan (PPCP) and sanitary modeling in this area, it has been flagged that there is potential constraints in the English Street sanitary sewers downstream of this subject site. The English Street sanitary sewers downstream of this proposed development has been the subject of flow monitoring. Consequently WADE is taking steps to do additional flow monitoring to evaluate sanitary flows including wet weather.
- Dundas Street from Rectory to Adelaide has been identified for lifecycle replacement infrastructure works tentatively in 2020. English Street is still being considered for lifecycle replacement infrastructure works tentatively for 2021 pending budgets and approvals.

- Based on the significant intensification proposed as part of the initial zoning pre-application WADE requested a preliminary sanitary sewer capacity assessment. WADE is asking that the assessment be revised to include an inventory of all existing and abandoned connections to the municipal system inclusive of all storm sewers and connections on this site be accounted for to ensure no storm p.d.c.'s or connections are directed to the sanitary system.
- WADE is recommending an 'h' provision be applied until this density is supportable or upgrades in the downstream system have been undertaken.

Water

The following items are to be considered during the site plan approval stage:

- Water is available from the 250 CI on Dundas Street and the 200mm CI on Rectory.
- Based on the number of units and the potential height of the development, water servicing (including looping requirements) must be in compliance with section 7.9.3 of the City of London Design specifications.
- The design should consider the potential ownership structure of the property, ie. condo corporation, single ownership etc. and the servicing requirements based on that ownership structure.

London Hydro – March 19, 2018

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

UTRCA – March 19, 2018 Excerpt

No objections.

Urban Design – March 21, 2018

Urban Design staff commend the applicant for incorporating the following into the design; Providing for a continuous street wall along the Dundas Street frontage; Providing appropriate scale/ rhythm/ materials/ fenestration of the podium along the Dundas Street and Rectory Street frontages in keeping with the Old East Village Commercial Corridor Urban Design Manual; Incorporating all parking within the structure; Providing for appropriate tower setbacks from Dundas Street; Providing a north-south orientation of the towers, which limits the extents of shadows; Including a high proportion of transparent glazing on the towers; Providing for articulation on the exterior concrete columns on the towers.

Urban design staff have been working closely with the applicant through the rezoning process to address many of the design concerns that have been raised by the community, the Urban Design Peer Review Panel, and City staff. Some of the design concerns that remain outstanding include;

- Treatment of the podium at the intersection of Rectory and Dundas; include further windows on the ground floor elevations and further details on the upper facades.
- Treatment of the podium on the north half of the east façade; consider including openings or variation on this façade as it will be highly visible for the foreseeable future.
- Tower variation; Provide some variation between the two towers to address the perception of width and to add interest to the skyline
- Tower Massing, consider further articulation on the east and west facades of the towers, and consider the addition of colour to the towers in order to further break up the massing.

The applicant should provide a response to the UDPRP Memo issued following the March 2018 meeting detailing how they have considered all of the Panels comments.

Urban Design Peer Review Panel – March 29, 2018

The Panel provides the following feedback on the submission to be addressed through the Zoning Bylaw amendment underway:

- The Panel is supportive of the 3-storey podium which creates a pedestrian scale to the development along Dundas Street in character with the area.
- The Panel has a concern with the amount of overlap between the two proposed towers in terms of overlook and shadows cast on the space in-between them. There is a preference for the towers to stagger, providing offset between the towers in plan. This could involve a reduction in floor plate (and possibly dispersing density in a different manner e.g. additional floors on a stepped back podium or additional height on one or both towers) to allow for the staggering.
- The Panel suggests that the proponent and City staff evaluate the east tower relative the east property line to ensure appropriateness of separation with respect to tower overlook and impact on the possibility of a future tower development, should future tall buildings be deemed appropriate for the area.
- As an alternative to commercial ground floor space, the proponent could also consider street-fronting town houses in the podium. These could be multi-storey and provide additional screening for the upper parking garage levels facing the street.
- The Panel is supportive of the articulation of tower. Consideration should be given to providing some variation among the two towers to address the perception of width and add interest to the skyline.
- The Panel supports the canopy feature over the Dundas Street residential entrance and suggests further emphasizing this area to define it along the length of the façade.
- The Panel supports all parking located within the building. Consideration should be given for active openings to the second and third floor parking garage. Additionally, the Panel encourages a design that includes some active use (residential or commercial) on at least a portion of these upper floors for more “eyes on the street”, particularly after hours when commercial units are closed.
- The symmetry of the two tower scheme works well at the drop-off area, where the towers land on the ground, but from the Dundas Street perspective, consideration could be given to provide more variation to the skyline.
- Openings/variation along the eastern façade should be considered, even if minor, knowing that a future development may hide this façade in the future.

Concluding comments:

The Panel supports the overall design concept with the integration of the design recommendations noted above and commends the applicant for their thoughtful approach to the design at this early stage of development. This UDPRP review is based on City planning and urban design policy, the submitted brief, and noted presentation. It is intended to inform the ongoing planning and design process. Subject to the comments and recommendations above, the proposed development represents an appropriate solution for the site.

LACH – March 28, 2018

BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research contained in the Heritage Impact Statement dated January 2018, prepared by Zelinka Priamo Ltd. for the adjacent property located at 795 Dundas Street;

Appendix B – Policy Context

The following policy and regulatory documents are being considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

Provincial Policy Statement, 2014

Community Improvement Plan for Old East Village

Old East Village Commercial Corridor Urban Design Manual

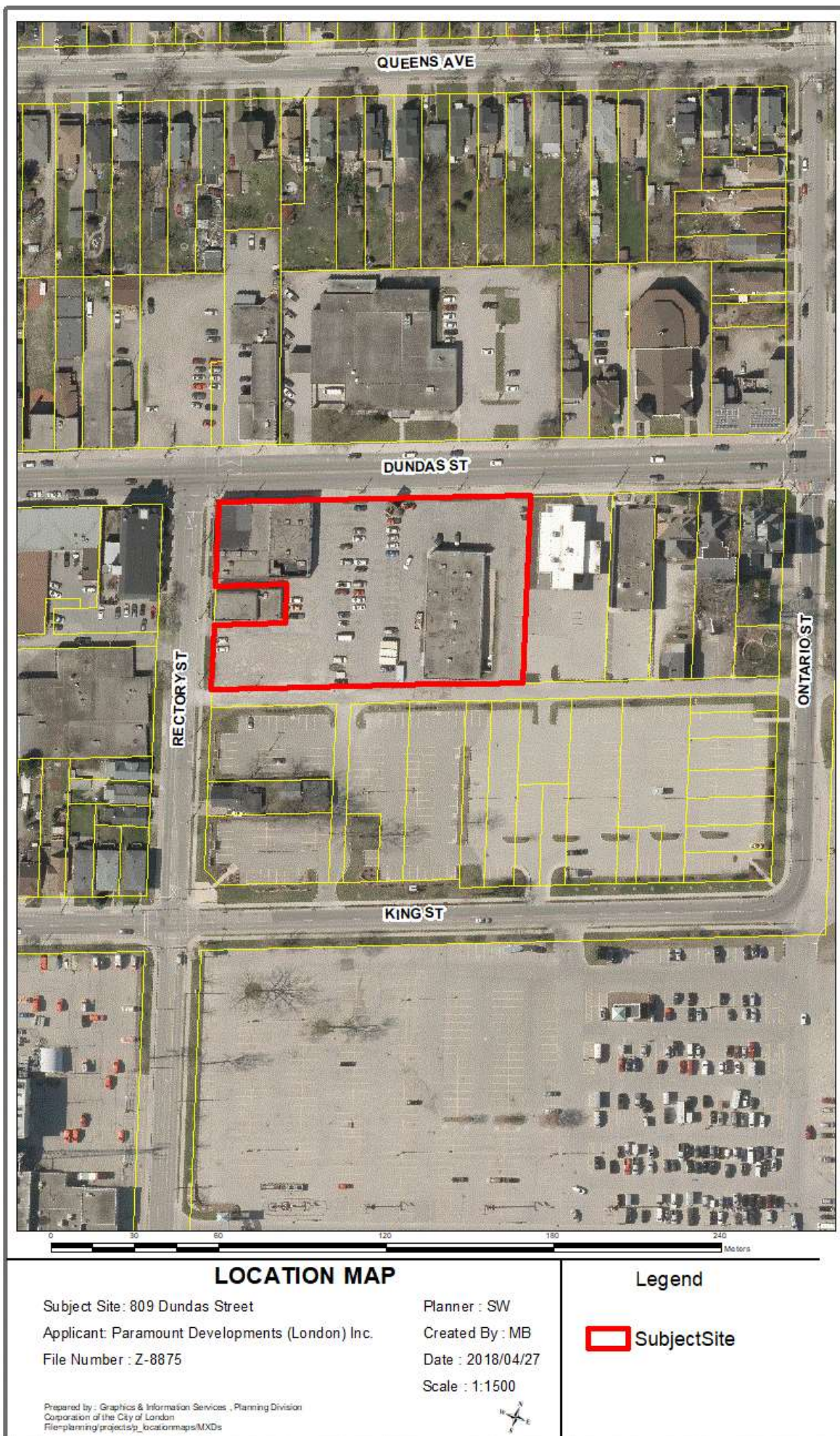
Z.-1 Zoning By-law

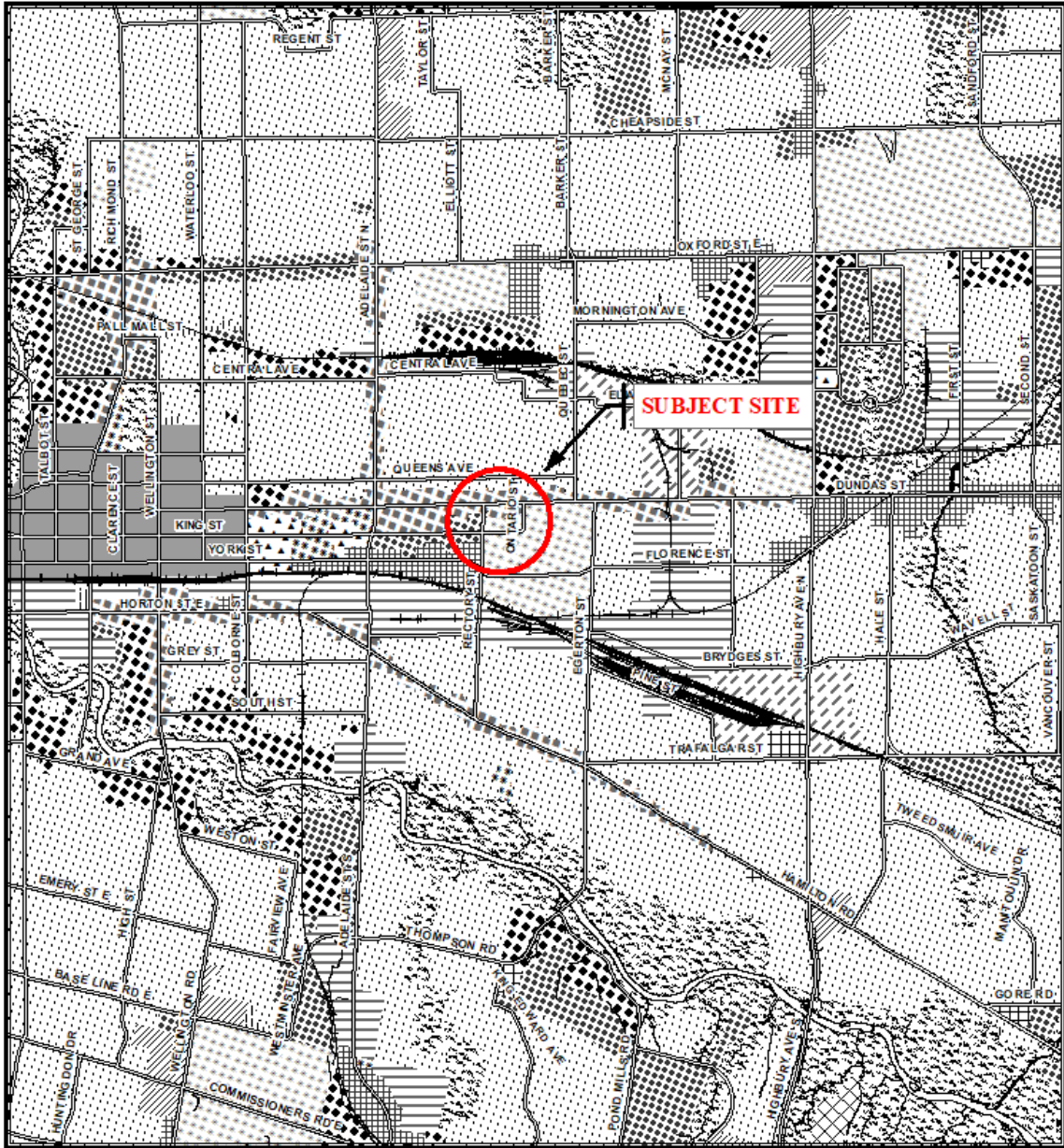
Site Plan Control Area By-law

Lane Maintenance Policy By-law A.-6168-43

Appendix C – Additional Information

Additional Maps

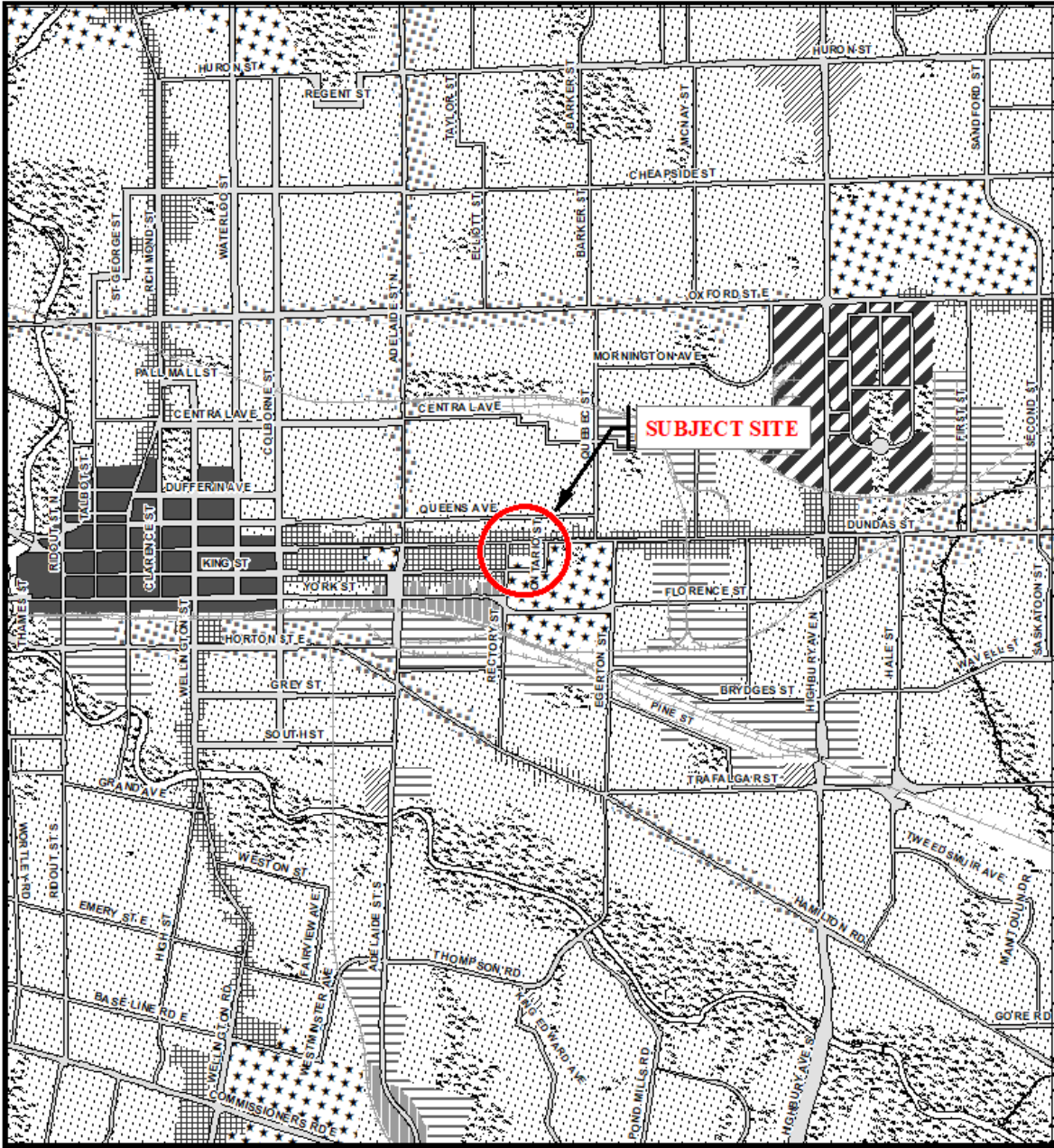




Legend		
Downtown	Multi-Family, Medium Density Residential	Office Business Park
Wonderland Road Community Enterprise Corridor	Low Density Residential	General Industrial
Enclosed Regional Commercial Node	Office Area	Light Industrial
New Format Regional Commercial Node	Office/Residential	Commercial Industrial
Community Commercial Node	Regional Facility	Transitional Industrial
Neighbourhood Commercial Node	Community Facility	Rural Settlement
Main Street Commercial Corridor	Open Space	Environmental Review
Auto-Oriented Commercial Corridor	Urban Reserve - Community Growth	Agriculture
Multi-Family, High Density Residential	Urban Reserve - Industrial Growth	Urban Growth Boundary

<p>CITY OF LONDON Planning Services / Development Services OFFICIAL PLAN SCHEDULE A - LANDUSE -</p> <p><small>PREPARED BY: Graphics and Information Services</small></p>	<p>Scale 1:30,000</p> <p>Meters</p>	<p>FILE NUMBER: Z-8875</p> <p>PLANNER: SW</p> <p>TECHNICIAN: MB</p> <p>DATE: 2018/04/27</p>
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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	

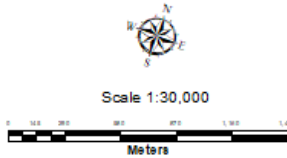
This is an excerpt from the Planning Division's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

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 /
Development Services

LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning Services

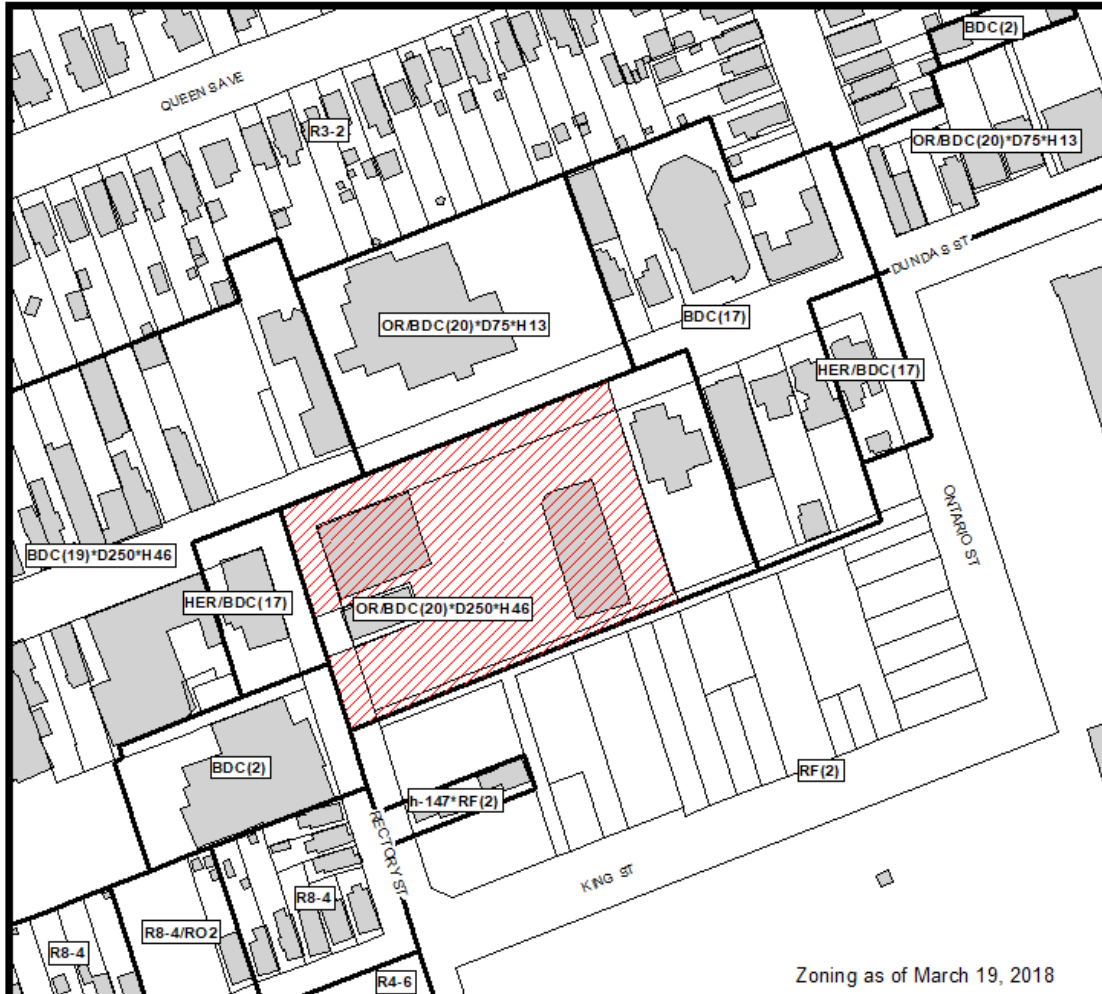


File Number: Z-8875

Planner: SW

Technician: MB

Date: April 27, 2018



Zoning as of March 19, 2018



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: OR/BDC(20)*D250*H46

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | |
|---|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | RF - REGIONAL FACILITY |
| R2 - SINGLE AND TWO UNIT DWELLINGS | CF - COMMUNITY FACILITY |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | NF - NEIGHBOURHOOD FACILITY |
| R4 - STREET TOWNHOUSE | HER - HERITAGE |
| R5 - CLUSTER TOWNHOUSE | DC - DAY CARE |
| R6 - CLUSTER HOUSING ALL FORMS | OS - OPEN SPACE |
| R7 - SENIOR'S HOUSING | CR - COMMERCIAL RECREATION |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | ER - ENVIRONMENTAL REVIEW |
| R9 - MEDIUM TO HIGH DENSITY APTS. | |
| R10 - HIGH DENSITY APARTMENTS | OB - OFFICE BUSINESS PARK |
| R11 - LODGING HOUSE | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE/RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT 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-8875

SW

MAP PREPARED:

2018/04/27

MB

1:2,000

0 10 20 40 60 80

Meters

Additional Reports

November 2004 - OZ-6749 - Old East Village Corridor Community Improvement Area (CIP), including Official Plan and Zoning By-law Amendments.

April 2008 - Expansion of the Old East Village Corridor Community Improvement Plan.

Z-7519 – Planning and Environment Committee – June 15, 2008