



9347Z- 496 Dundas Street



ZBL Amendment Application, Amiraco Properties Inc.
Planning & Environment Committee, August 30, 2021

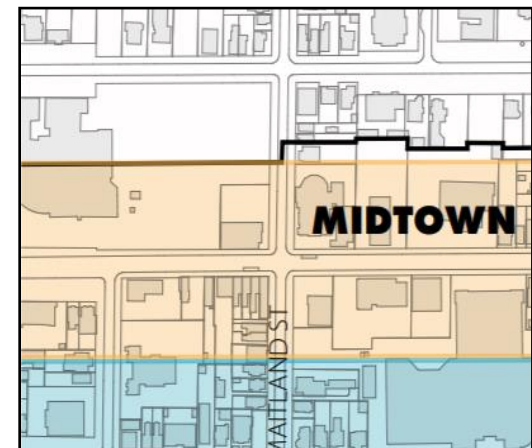
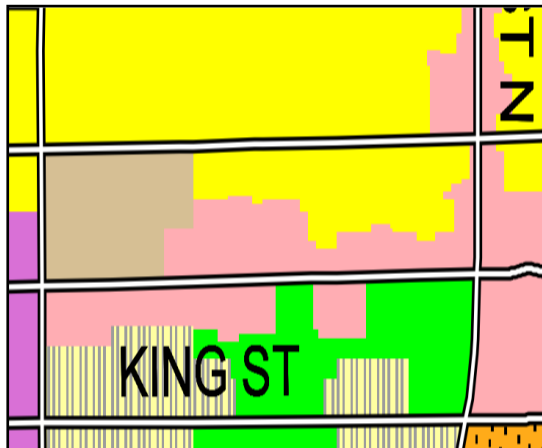
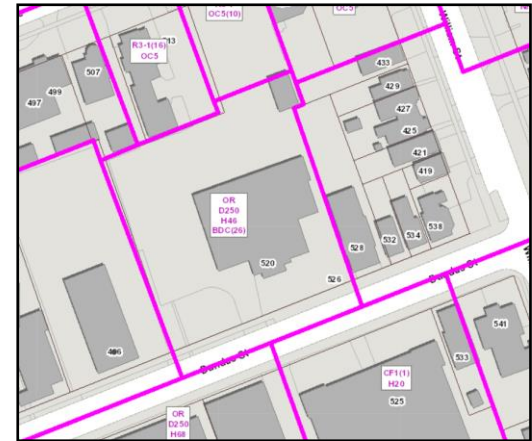
Property Description

Existing Zoning – Office Residential/Business District
Commercial (OR*D250*H46/BDC)

1989 *Official Plan* Designation:
Main Street Commercial Corridor

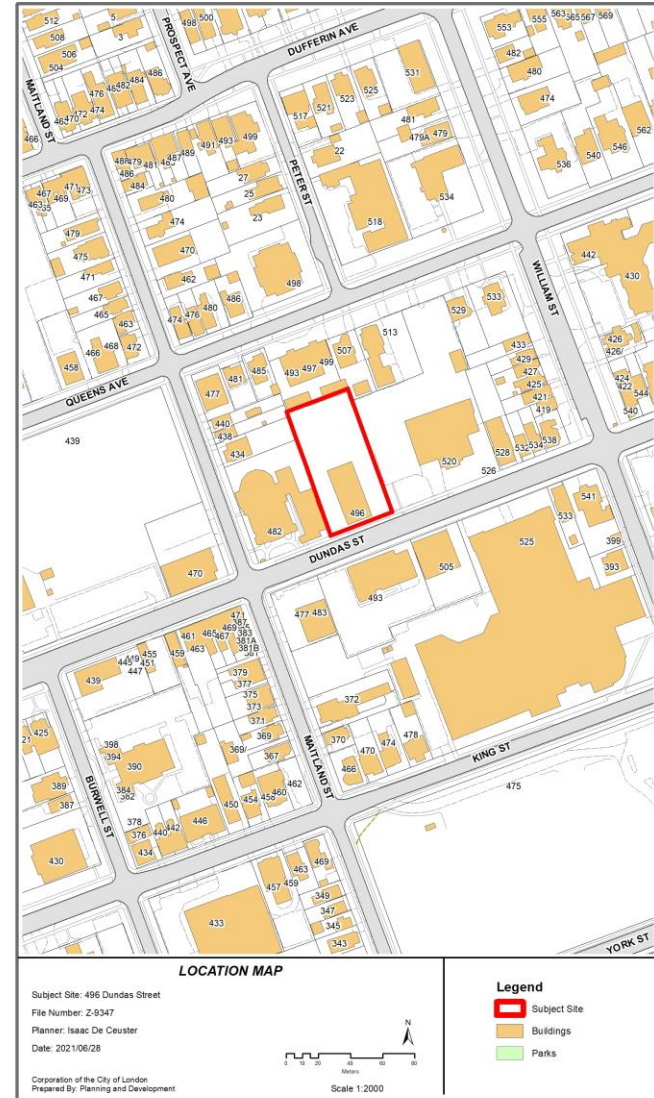
The London Plan Place Type:
Urban Corridor

Midtown Character Area of Secondary Plan
Site-Specific Policy 3.3.1 i) Secondary Plan



Subject Site

Frontage – 40.2 meters
 Depth – 82.2 meters
 Area – 0.3286 hectares (3,286 m²)
 Shape – regular (rectangular)



Proposal

- Applicant is proposing a high-rise tower containing 170 units (524 u/ha);
- 133m² commercial space;
- 136 underground parking spaces, 17 surface spaces, bike storage;
- A high-rise tower positioned along the Dundas Street frontage, with building mass stepped back from the three-storey podium;
- Podium element reflects the built form along the corridor and reinforces pedestrian realm;
- Rear portion of the building would also step down from the 16-storey maximum height, to 15 and 11 storeys along the northern façade;



Summary of Request

- The applicant requested an amendment to ZBL Z.-1 for 496 Dundas Street to change the zoning from Business District Commercial/Office Residential (OR*D250*H46/BDC) to a site-specific Business District Commercial Special Provision (BDC(_)*D350*H57) zone to permit a mix of uses including 170 residential units, amenity space and commercial space on the ground floor.
- The applicant requested the following four special provisions:
 1. Permit a site-specific maximum building height of 57 m to reflect the planned 16 storey high-rise tower;
 2. Reduce the off-street parking requirement from 173 spaces to 153 spaces;
 3. Prescribe a maximum residential density of 530 units/ha to permit an intensive, mixed form on the Site; and,
 4. Reduce the interior side yard setback to 0.0m to support a more contiguous street wall.



Issue 1: Use & Intensity

- Urban Corridor permits broad range of uses;
- Main Street segment encourages mixed-use development;
- Site in proximity to LTC bus stops, rapid transit and cycling infrastructure;
- No maximum residential density permission for UC PT
- The proposed development is consistent with key directions for infill and intensification and achieves a compact form of development, growing our city inwards and upwards. The proposed mixed-use redevelopment conforms with the Urban Corridor framework and Main Street segment of this place type.

Issue 2: Built Form

- The design elements of the proposed development are in keeping with the design direction provided in *the London Plan*. The building promotes a sense of place, reinforces the prevailing street wall, integrates effectively within the local development context, provides a transition in height and massing, and minimizes potential impacts on adjacent properties.
- OEV Dundas Street Corridor SP provides **site-specific policy** that permits a max. building height of 16-storeys, subject to the following conditions:
 - A height transition that contains the massing of all built form on 496 Dundas Street within a 45-degree angular to provide a sensitive transition to the lands situated within the Area of Special Sensitivity
 - Built form exceeding 8-storeys in height conforms with the policies contained in 3.3.4 High-Rise Form of this Secondary Plan
- Massing of the building encompasses a 45-degree angular plane measured from a height of 7.0 metres above the property line of the lands adjacent to the north.

Issue 3: Heritage

- Site adjacent to 4 listed & 1 designated heritage properties;
- HIA concluded that there are limited cultural heritage impacts associated with this proposal;
- Potential impact of land disturbances to the coach house at 507 Queens Ave and north-east wing of Dundas Street Centre United Church. Following measures recommended to mitigate potential impacts:
 - Temporary Protection Plan (TPP) with a vibration monitoring plan and certification by engineer that foundation will be constructed in a way that avoids damage to coach house;
 - Landscaped buffer along rear to provide buffer with mature neighbourhood.
- The property does not retain archaeological potential and no further archaeological assessment of the property is recommended
- LACH satisfied with research, assessment and conclusion of HIA, and supports mitigation & conservation recommendations within HIA.

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Zoning By-law Amendment Application
Amiraco Properties Inc.