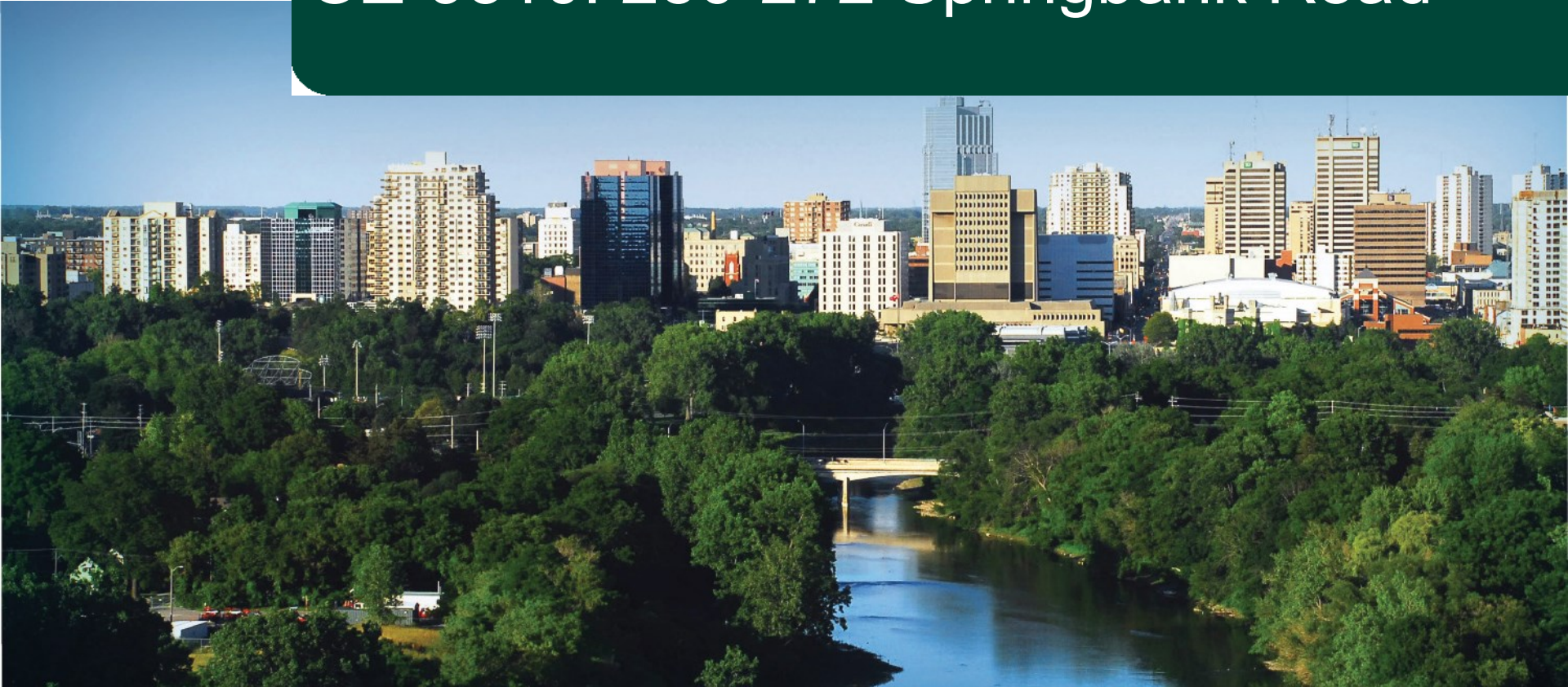




London
CANADA

OZ-9310: 250-272 Springbank Road



City of London
September 20, 2021

Subject Site





Proposal





History

- 2018 – Ontario Municipal Board approved an Official Plan and Zoning Bylaw Amendment
- Permitted a mixed-use residential apartment building, with an intensity consisting of a maximum height of 14-storeys (51 meters), and a maximum density of 306 units per hectare
- Approved with the provision of a green roof top, podium and LEED certification along with some other considerations, and included a Bonus Zone



Proposed Changes

- Generally maintains the same use, intensity and form approved by the OMB
- Changes include:
 - the commercial component removed
 - no LEED certification
 - no green roof
 - addition of 28 affordable housing units
 - LEED standard
 - rooftop amenity space
 - 14-storeys to 15 storeys

It is important to note that the height of 51.0m and density of 306uph through bonusing approved by the OMB are not changing.



Use, Intensity & Form

- Use has not changed, except for the removal of the commercial
- Intensity has remained unchanged
- Form has improved



The London Plan/1989 Official Plan

- The proposed development remains largely unchanged and is consistent with the intent of the amendments approved by the OMB
- Through the OMB order these lands were redesignated to Multi-family, High Density Residential which permit high rise apartment buildings.
- The subject site is located along an Urban Corridor Place Type. The proposed apartment buildings are in keeping with the permitted uses of The London Plan. (Permitted Uses, *837_).
- The proposal facilitates the development of an underutilized property and encourages an appropriate form of development.
- Staff is satisfied that the provision of affordable housing along with an exceptional building and design, and underground parking is commensurate for the requested changes are consistent with the OMB order. As such, staff is satisfied the proposed intensity and scale of development is in conformity with the 1989 Official Plan.



The London Plan/1989 Official Plan

- The proposed modifications to the form represent good planning and are consistent with the development framework as approved by the OMB. The revised proposal achieves many of the objectives in the policy framework and a more functional design interface with Springbank Drive.
- The bonusing of the subject site ensures the building form and design will fit within the surrounding area while providing a high quality design standard.
- The subject lands are situated in a location where intensification can be accommodated given the nearby arterial streets, and existing public transit, and large open space corridor with passive recreational trails in the area.
- The proposed amendments conform to the 1989 Official Plan policies and the in-force policies of the London Plan including the Urban Corridor Place Type policies



Site Specific Policy

A site specific area policy is recommended for The London Plan to align with the existing 1989 Official Plan West Coves specific policy as approved by the OMB.



Recommendation

Recommendation - Approval