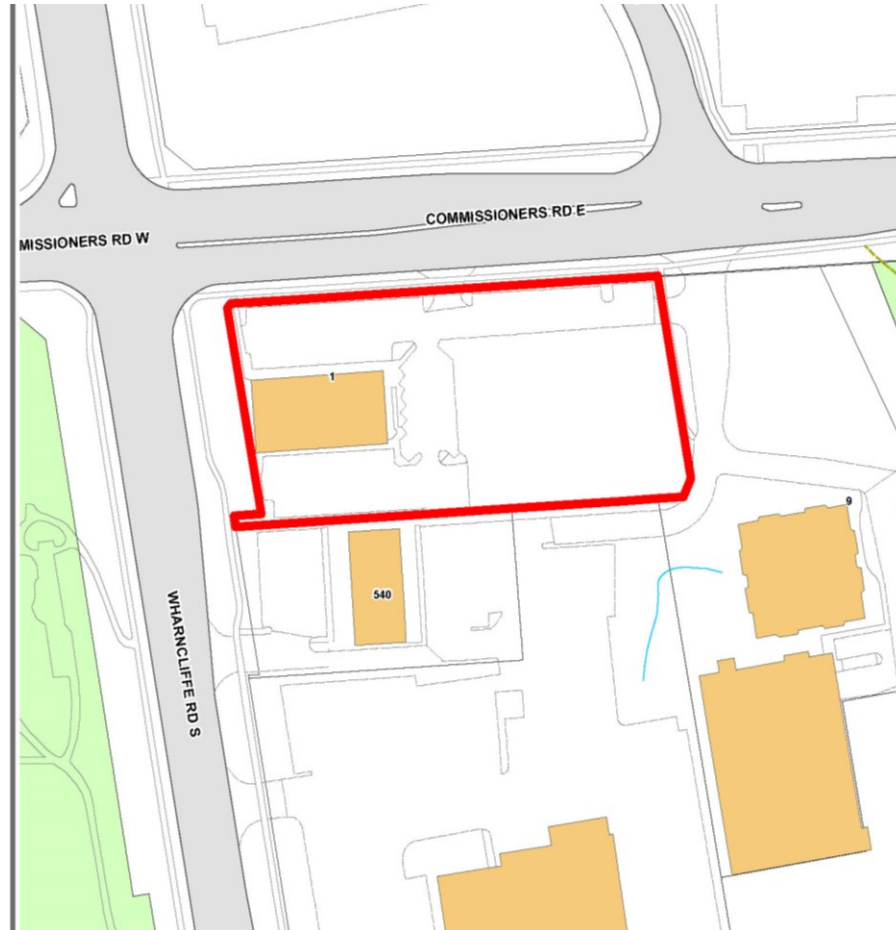# O-9339/Z-9340 1 Commissioners Rd E
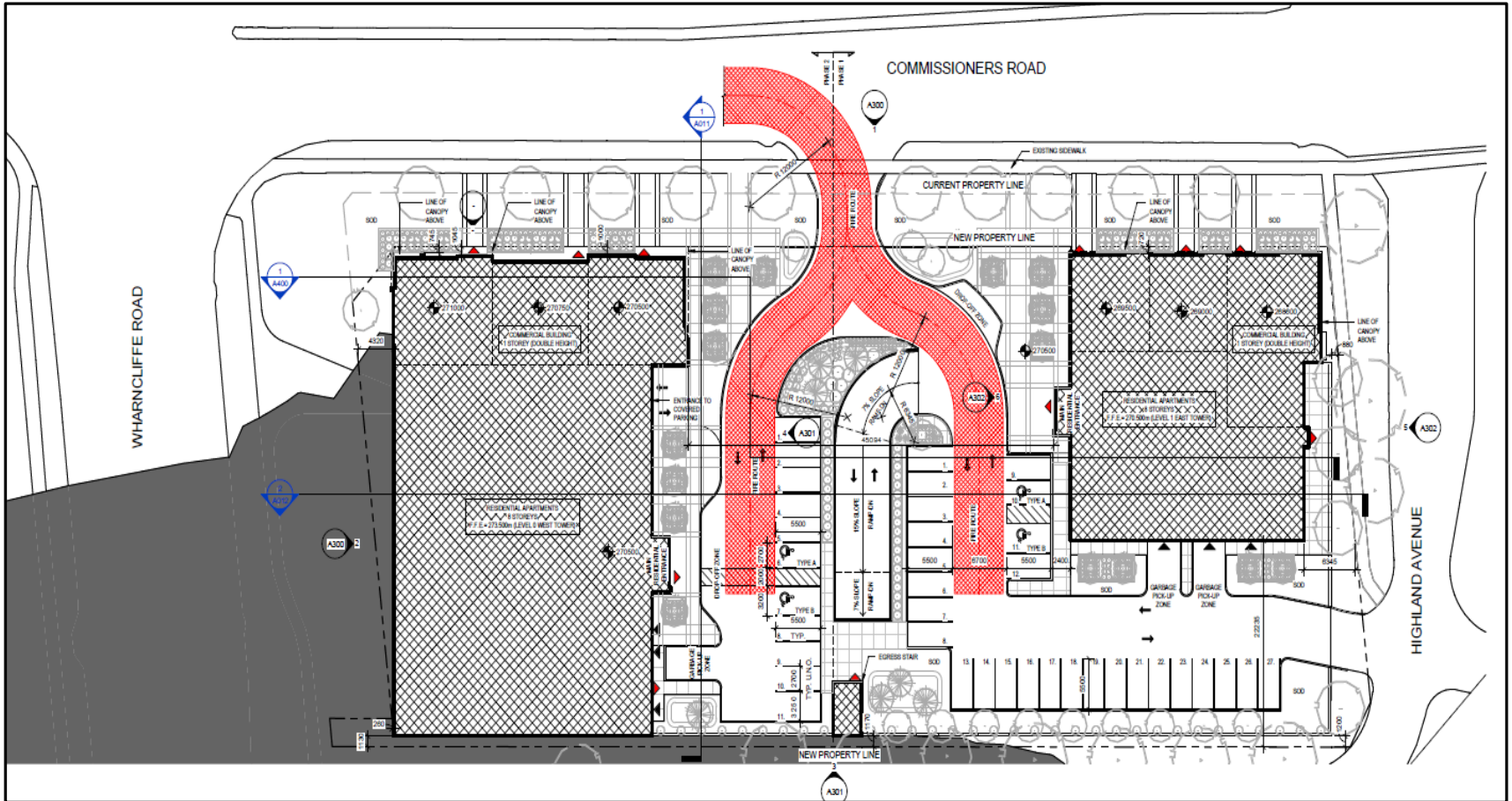
City of London

October 18, 2021

Subject Site

Proposal

Proposal

Proposal

Bonusing

- Exceptional Building Design

- Underground parking

- Provision of Affordable Housing

The London Plan/1989 Official Plan

- The recommended amendment is consistent with the PPS, 2020, which encourages the regeneration of settlement areas and land use patterns that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future.

- The recommended amendment is consistent with the in-force policies of The London Plan including, but not limited to, the Urban Corridor Place Type policies. It also conforms with the in-force policies but not limited to the Key Directions, Homelessness Prevention and Housing policies, and City Design policies.

- The recommended amendment facilitates the development of an underutilized property and encourages an appropriate form of development.

The London Plan/1989 Official Plan

- The proposal for a mixed-use development with 826m^2 of commercial and 157 residential units is consistent with the planned function of the Urban Corridor Place Type.

- The recommended amendment meets the criteria for specific area policies in the 1989 Official Plan.

- The recommended amendment facilitates the development of affordable housing units that will help in addressing the growing need for affordable housing in London. The recommended amendment is in alignment with the Housing Stability Action Plan 2019-2024 and Strategic Area of Focus 2: Create More Housing Stock.

- The recommended bonus zone for the subject site will provide public benefits that include affordable housing units, barrier-free and accessible design, transit supportive development, underground parking and a quality design standard to be implemented through a subsequent site plan application.

Recommendation

Recommendation - Approval