

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

**From:** George Kotsifas P. Eng.,  
Deputy City Manager, Planning and Economic Development

**Subject:** One Commissioners Road Inc.  
1 Commissioners Road East  
Public Participation Meeting

**Date:** October 18, 2021

## Recommendation

That, on the recommendation of the Director, Planning & Development, the following actions be taken with respect to the application of One Commissioners Road Inc. relating to the property located at 1 Commissioners Road East:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on October 26, 2021 to amend the Official Plan for the City of London (1989) to **ADD** a policy to Section 10.1.3 – "Policies for Specific Areas" to permit two, 8-storey mixed-use buildings with a total of 157 residential units and 826m<sup>2</sup> of commercial space resulting in a maximum density of 233 uph on site to align the 1989 Official Plan policies with the Urban Corridor Place Type policies of The London Plan;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on October 26, 2021 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** an Office Special Provision (OF5(2)) Zone **TO** a Business District Commercial Special Provision Bonus (BDC( )\*B-( )) Zone;

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of two high quality mixed-use commercial/residential buildings with a maximum density of 233 units per hectare and a maximum height of 30.5 metres (8-storeys) which substantially implements the Site Plan and Elevations attached as Schedule "1" to the amending by-law in return for the following facilities, services and matters:

### 1. Exceptional Building Design

The building design shown in the various illustrations contained in Schedule "1" of the amending by-law is being bonused for features which serve to support the City's objectives of promoting a high standard of design.

- i. The inclusion of a height element at the corner of Commissioners Road W and Wharncliffe Road S, along with providing a well-defined built edge at street level along both Commissioners Road W and Wharncliffe Road South;
- ii. Well-defined principal entrances to all of the commercial and residential units along Commissioners Road W;
- iii. A variety of building materials and articulation break up the massing of the buildings; and
- v. Purpose-designed amenity space on top of the roof of the structured/covered parking entrance approximately 112.0m<sup>2</sup>(1,200 sq. ft.)

2. Underground parking
3. Provision of Affordable Housing

The provision of 7 affordable housing units which will include 4, one-bedroom units and 3, two bedroom units all within the first 8-storey mixed-use building to be constructed. The affordable housing units shall be established by agreement at 80% of average market rent for a period of 50 years. An agreement shall be entered into with The Corporation of The City of London, to secure those units for this 50 year term and the term of the contribution agreement will begin upon the initial occupancy of the last subject bonused affordable unit on the subject site. The Proponent shall be required to enter into a Tenant Placement Agreement with the City of London.

- (c) pursuant to Section 34(17) of the *Planning Act*, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the recommended zoning implements the same range of uses for which public notification has been given albeit at a lower intensity.