

## 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:** Vision SoHo Alliance c/o Indwell (Attn: Sylvia Harris)  
370 South Street & 124 Colborne Street (Old Victoria Hospital  
Lands)

**Public Participation Meeting on: November 22, 2021**

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions **BE TAKEN** with respect to the application of Vision SoHo Alliance relating to the property located at 370 South Street and 124 Colborne Street:

- (a) The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to permit the construction of five new apartment buildings and the redevelopment of two existing buildings on the subject lands; and
- (b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan Application, and whether Council supports the Site Plan Application.

## Executive Summary

### Summary of Request

The development for consideration consists of 5 new apartment buildings and the redevelopment of 2 existing buildings, for a total of 674 units on the 370 South Street and 124 Colborne Street properties. The units are provided in 6 buildings (4 new, 2 existing) on the 370 South Street Block with the new buildings sharing a single underground parking structure. 124 Colborne Street is to be distinct from the remainder of the development but with both of the proposed buildings physically connected. The site is to be developed with municipal services and vehicular access from Waterloo, Colborne and South streets. The development proposal is subject to a public site plan meeting in accordance with the holding (h-5) zone regulations set out in the Zoning By-law.

### Purpose and the Effect of Recommended Action

The purpose and effect of the recommendation is to report to the Approval Authority any issues or concerns raised at the public meeting with respect to the application for the Site Plan Approval.

### It being noted

1. The proposed Site Plan is consistent with the Provincial Policy Statement, 2020, which directs development to designated growth areas and that development be adjacent to existing development.
2. The proposed Site Plan conforms to the applicable policies of The London Plan with the exception of the Vacant Land Condominium policies subject of the application OZ-9418.

3. The proposed Site Plan is in conformity with the applicable policies of the Official Plan (1989) with the exception of the Vacant Land Condominium policies subject of the application OZ-9418.

3. The proposed Site Plan is in conformity with the policies of the Old Victoria Hospital Lands Secondary Plan (2014) with the exception of the designation and design policies subject of the application OZ-9418.

4. The proposed Site Plan will conform to the regulations of the Z.-1 Zoning By-law subject to the approval of the requested Zoning By-law amendment under consideration as OZ-9418..

5. With the exception of minor drawing amendments required, the proposed Site Plan conforms to the regulations of the Site Plan Control By-law.

On October 20, 2021 conditional Site Plan Control Approval was granted, subject to the applicant satisfying their conditions of approval. Prior to Site Plan approval, minor revisions are required to the proposed plans as well as approval of the application for Official Plan and Zoning By-law amendment (OZ9418). This will result in development that is in compliance with the Site Plan Control By-law, applicable policy and Zoning By-law. The successful receipt of a Heritage Alteration Permit will be required.

## **Analysis**

### **1.0 Site at a Glance**

#### **1.1 Property Description**

The site is made up of two distinct parcels 124 Colborne Street and the block Surrounded by Hill, Waterloo, South and Colborne streets referred to hereafter as the 370 South Street block (noting that the addresses 346-392 South Street and 351-385 Hill Street are historically associated with the block).

124 Colborne Street is entirely hardscape with mature trees in various conditions along the southern half of the eastern property limit. 124 Colborne is a stubbed L-shape with the property deeper from Colborne in the southern two-thirds of the site.

The 370 South Street Block has been cleared of all but two historic structures which made up the former Victoria Hospital Site. The War Memorial Children's Hospital and the Health Services Building. The southeast corner of the block contains the SoHo Civic Space, a park currently in process of development and excepted from the application.

#### **1.2 Current Planning Information (see more detail in Appendix D)**

- Official Plan Designation – Neighbourhoods
- The London Plan Place Type – Multi-Family High-Density Residential
- Secondary Plan Character Area Land Use Designation: Low-Rise Residential, Mid-Rise Residential and The Four Corners (refer to Secondary Plan excerpt)
- Existing Zoning – Holding Residential R8 Special Provision (h\*h-5\* R8-4(56) Zone, Holding Residential R8 Special Provision (h\*h-5\*R8-4(57)) Zone, Holding Residential R8 Special Provision (h\*h-5\*R8-4(58)) Zone, and a Holding Residential R4 Special Provision/Residential R8 Special Provision (h\*h-5\*R4-6(13)/R8-4(59)) Zone. (refer to Zoning excerpt)

#### **1.3 Site Characteristics**

- Current Land Use – Vacant (124 Colborne) & Vacant with vacant heritage buildings (2) (370 South Street Block).
- Frontage – 101m along Colborne Street (124 Colborne) & 203m along South Street (370 South Street Block)
- Depth – 37m (124 Colborne Street) & 101m (370 South Street Block)
- Area – 0.32 ha (124 Colborne) & 1.89 ha (370 South Street Block)

- Shape – Stubbed L (124 Colborne) & Rectangular Block (370 South Street Block)

#### **1.4 Surrounding Land Uses**

- North – Low-rise residential
- East – Mid-rise residential and place of worship
- South – High-rise residential (under development)
- West – Office

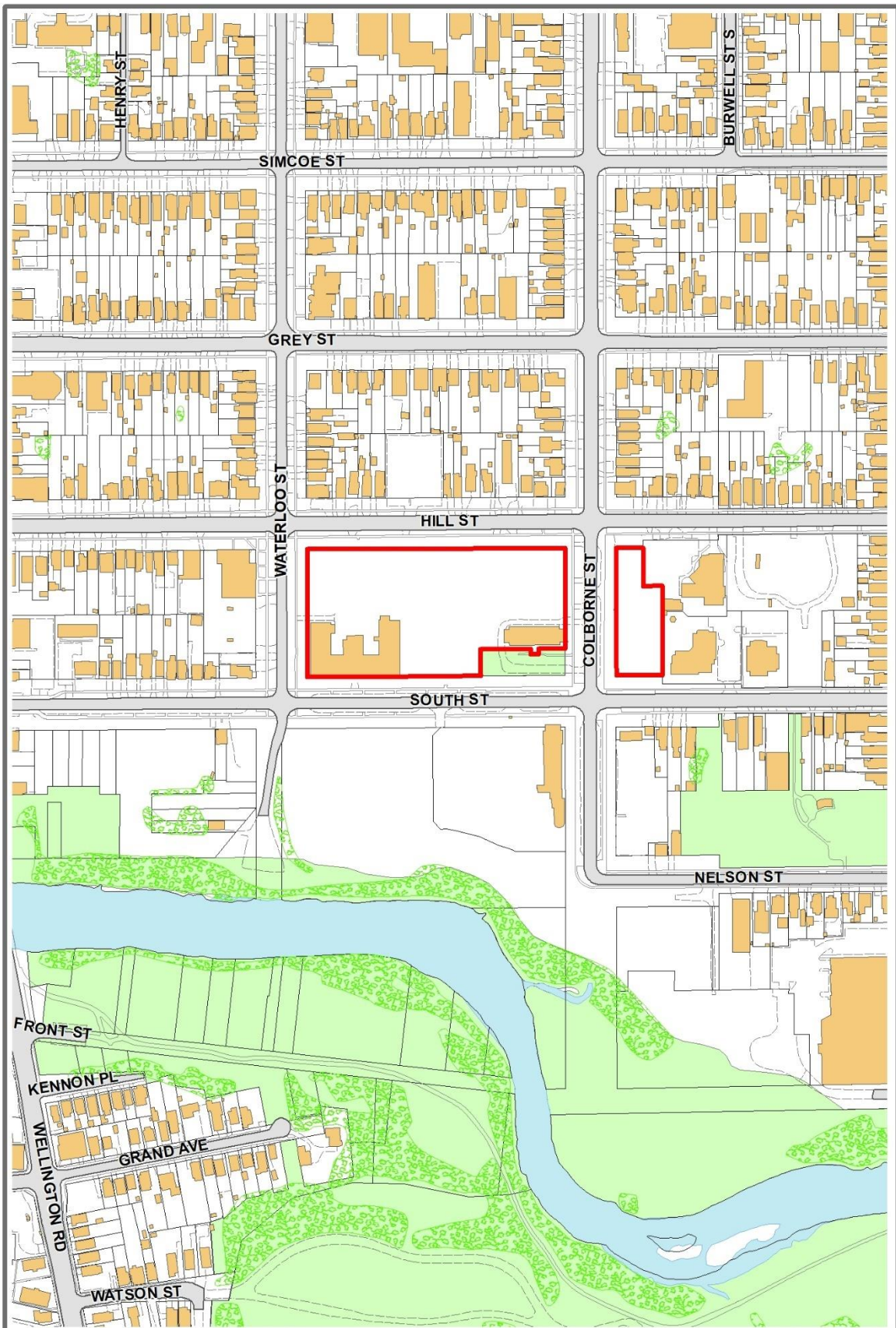
#### **1.5 Intensification**

- The proposed 674 apartments represent intensification within the Built-area Boundary.
- The proposed residential units are inside the Primary Transit Area.

#### **1.6 Heritage**

- Heritage Planning staff reviewed the Heritage Impact Assessment provided as part of OZ-9418. Staff will continue to work with the applicant on designation of the War Memorial Children's Hospital and Health Services Building pursuant to the Part IV of the Ontario Heritage Act. Staff will also anticipate the recommended Conservation Plan to be submitted as a part of a Heritage Alteration Permit (HAP) application to address the conservation and adaptive re-use of the existing buildings.

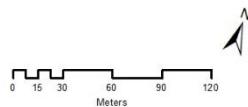
1.7 Location Map



**LOCATION MAP**






Subject Site: Old Victoria Hospital Lands  
 File Number: OZ-9418  
 Planner: Leif Maitland  
 Date: 2021/09/28

Corporation of the City of London  
 Prepared By: Planning and Development



Scale 1:6000

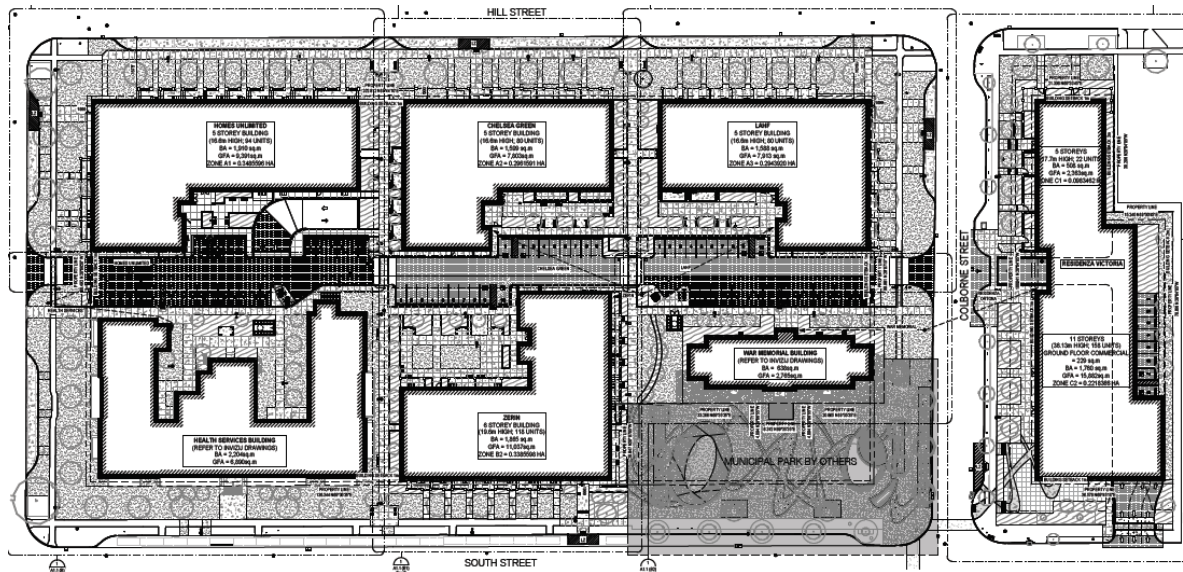
**Legend**

-  Subject Site
-  Buildings
-  Assessment Parcels
-  Parks
-  Vegetation

## 2.0 Description of Proposal

### 2.1 Development Proposal

The subject lands are proposed to be redeveloped to accommodate both mixed-use and stand-alone apartment buildings ranging between 5- and 11-storeys. The subject lands are proposed to be developed comprehensively and function as a single entity to the greatest extent possible in terms of shared access, parking, and amenity areas. However, given that Colborne Street physically separates the subject lands 124 Colborne Street is proposed to be developed independently from the 370 South Street Block. There are a total of seven (7) buildings on the subject lands that are proposed for development and are to be configured as shown in figure 2 below.



**Figure 2 – Site Plan – Entire Site**

A Site Plan approval application has been received for the subject lands. Site Plan application SPA21-081 (assigned to the subject lands) is subject to a public site plan meeting and contains more details graphics in the report showing the following.

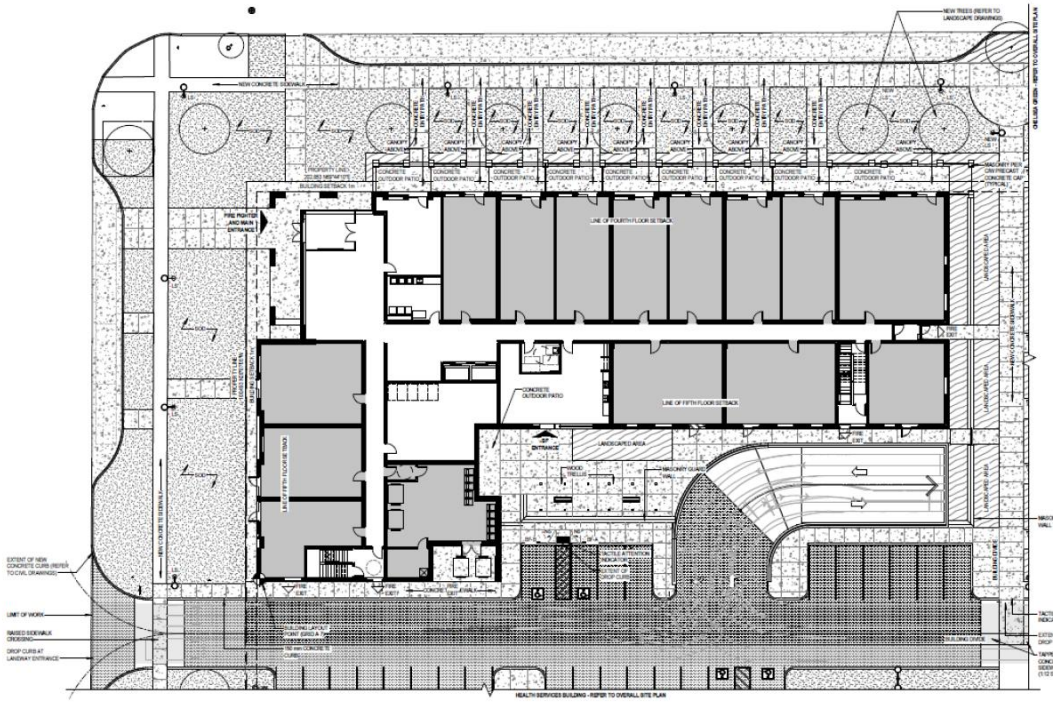
A total of 674 dwelling units are provided on the subject lands in all seven (7) buildings. In addition to surface parking spaces, underground parking is provided below the subject lands, save and except below the two heritage buildings (Victoria Health Sciences Building and the War Memorial Building). A total of 480 parking spaces are provided, including 28 barrier-free spaces.

The development is intended to proceed through condominiumization with the apartment buildings forming the units of the condominium. Additional plans and elevations are provided in Appendix A.

The individual buildings proposed are as follows:

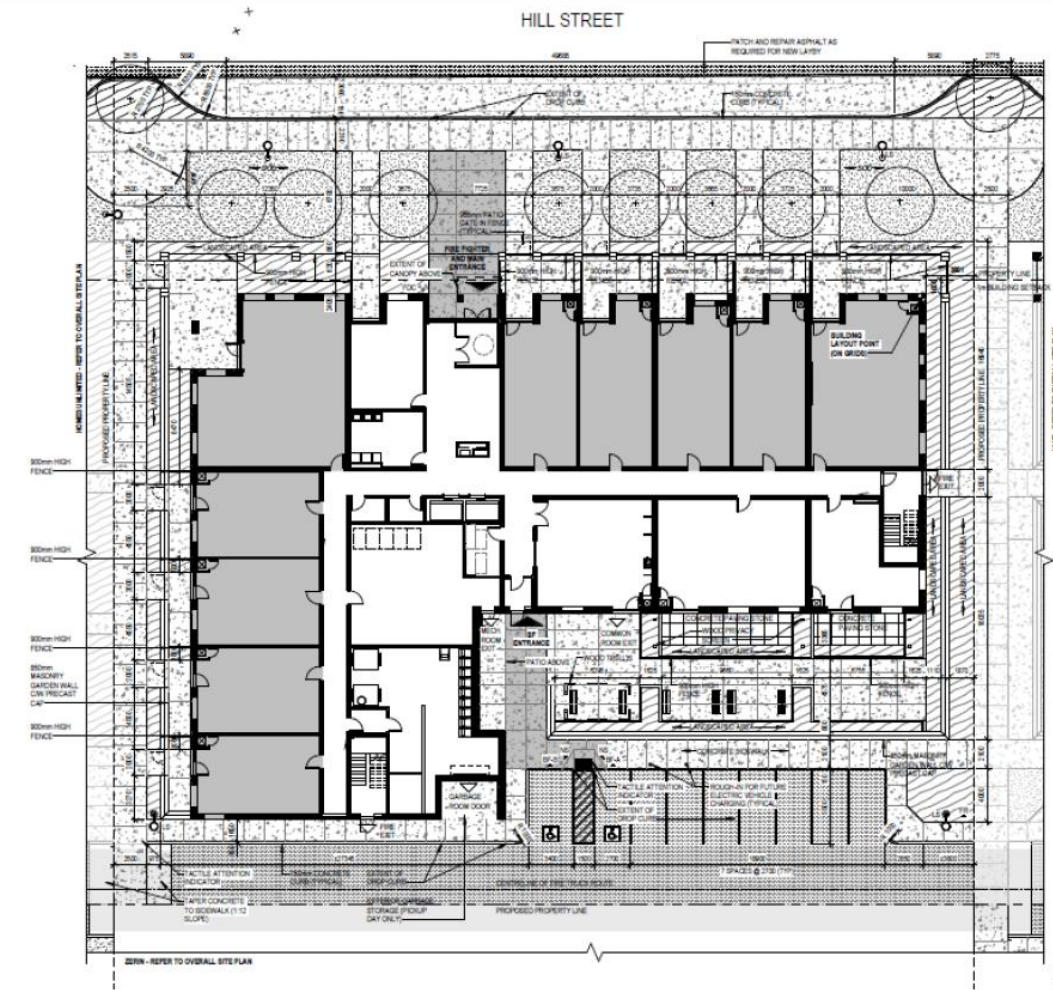
## 2.2 Homes Unlimited

- Fronting onto Hill Street to the north and Waterloo Street to the west;
- Apartment building with a height of 5-storeys, or 16.0m; and,
- A unit count of 94 units.



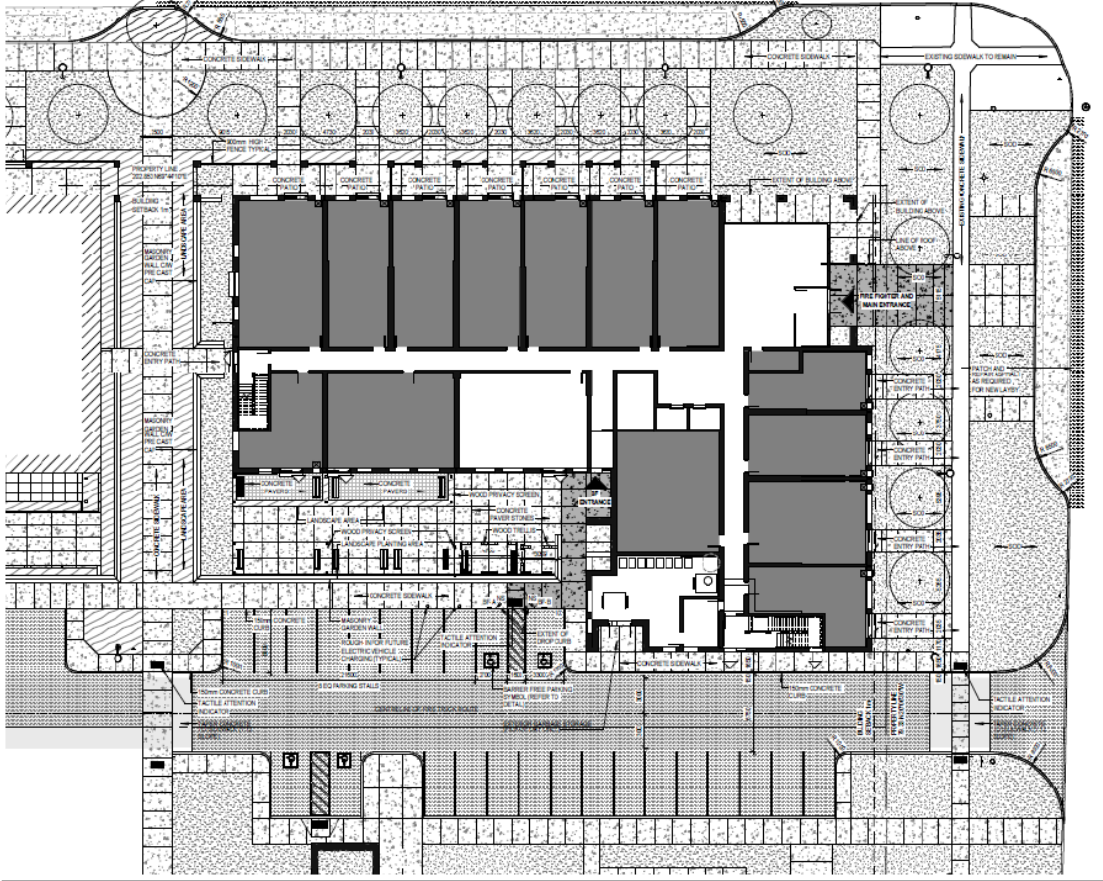
## 2.3 Chelsea Green

- Fronting onto Hill Street to the north;
- Apartment building with a height of 5-storeys, or 16.0m; and,
- A unit count of 80 units.



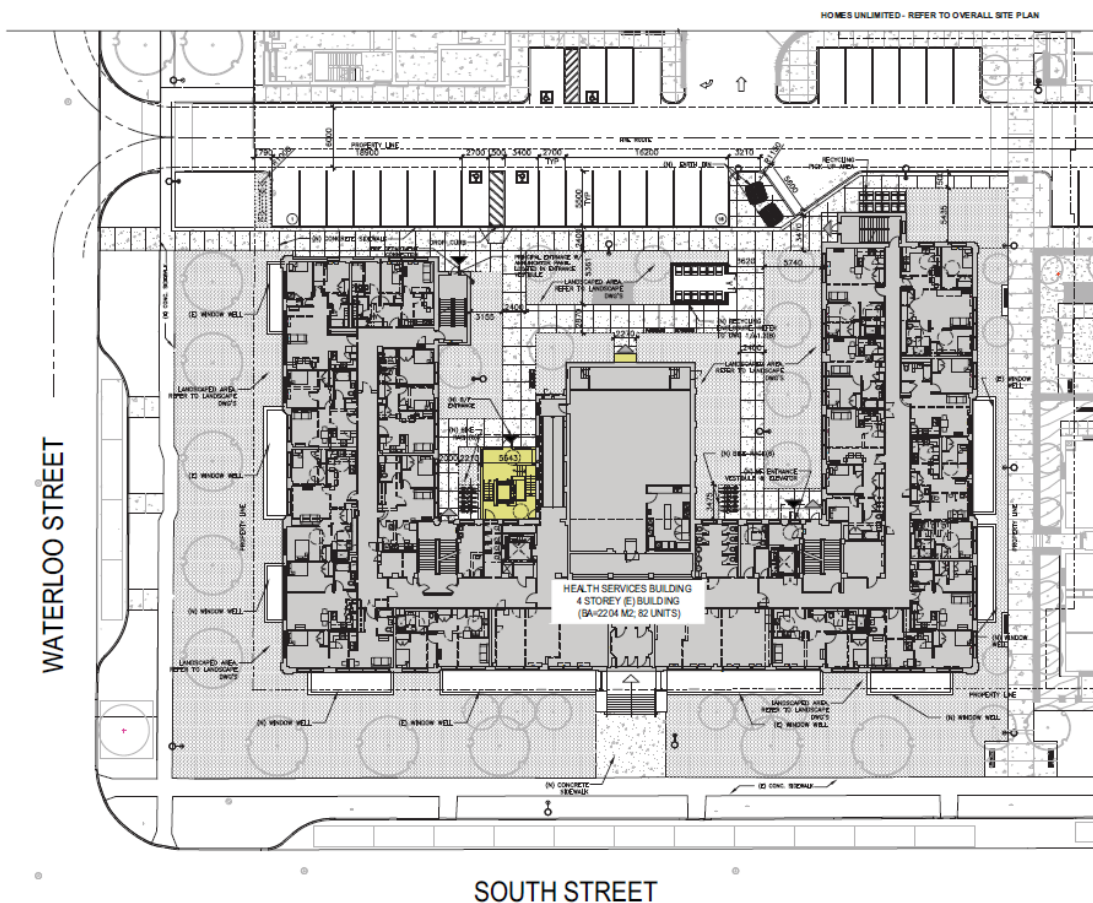
**2.4 London Affordable Housing Foundation (LAHF)**

- Fronting onto Hill Street to the north and Colborne Street to the east;
- Apartment building with a height of 5-storeys, or 16.0m; and,
- A unit count of 80 units.



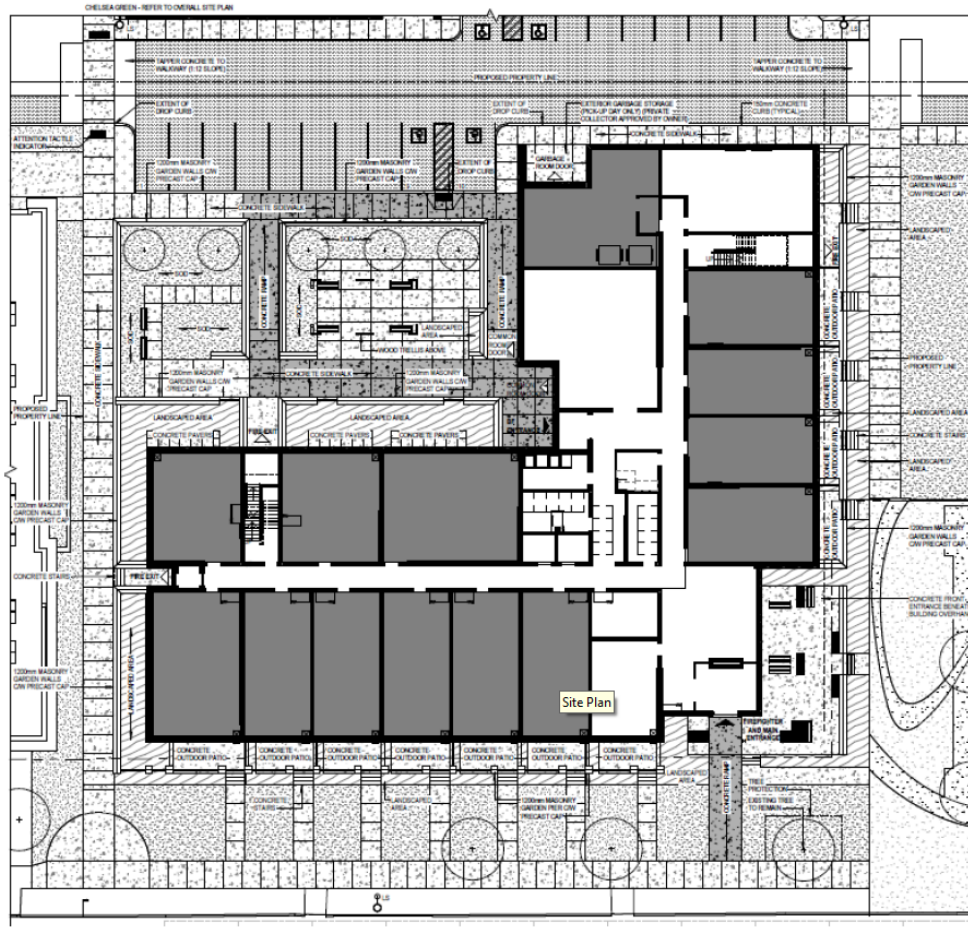
**2.5 Indwell - Victoria Health Sciences Building (Existing)**

- Fronting onto South Street to the south and Waterloo Street to the west;
- A height of 2-storeys (as existing); and,
- A unit count of 80 units.



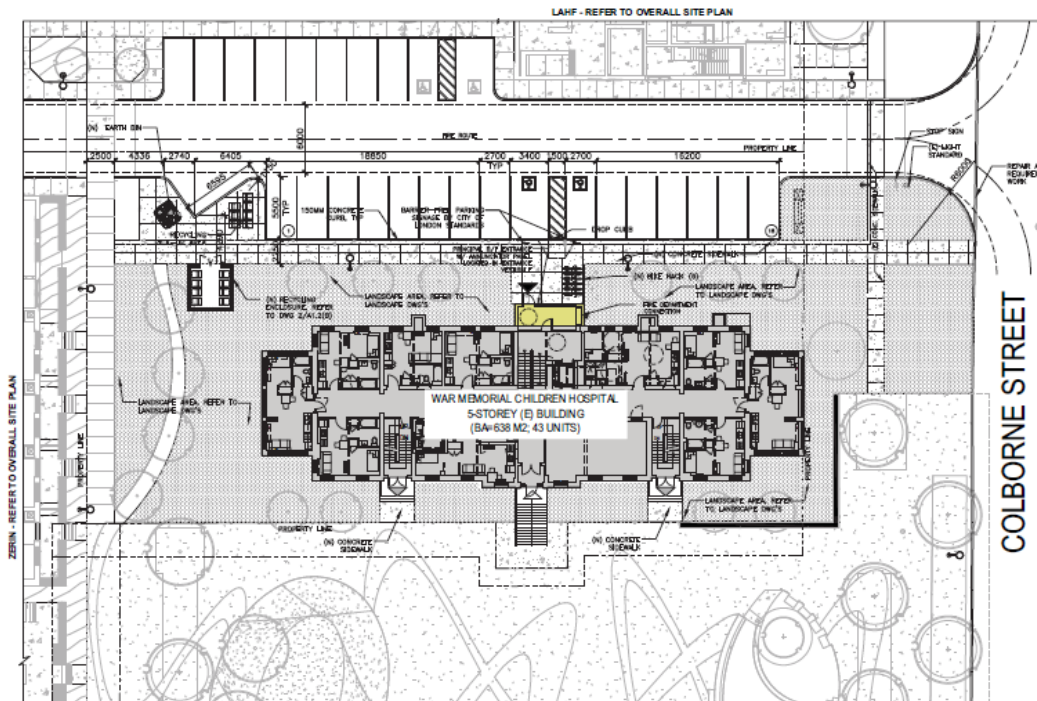
**2.6 ZerIn**

- Fronting onto South Street;
- Apartment building with a height of 6-storeys, or 19.0m; and,
- A unit count of 118 units.



**2.7 Indwell - War Memorial Building (Existing)**

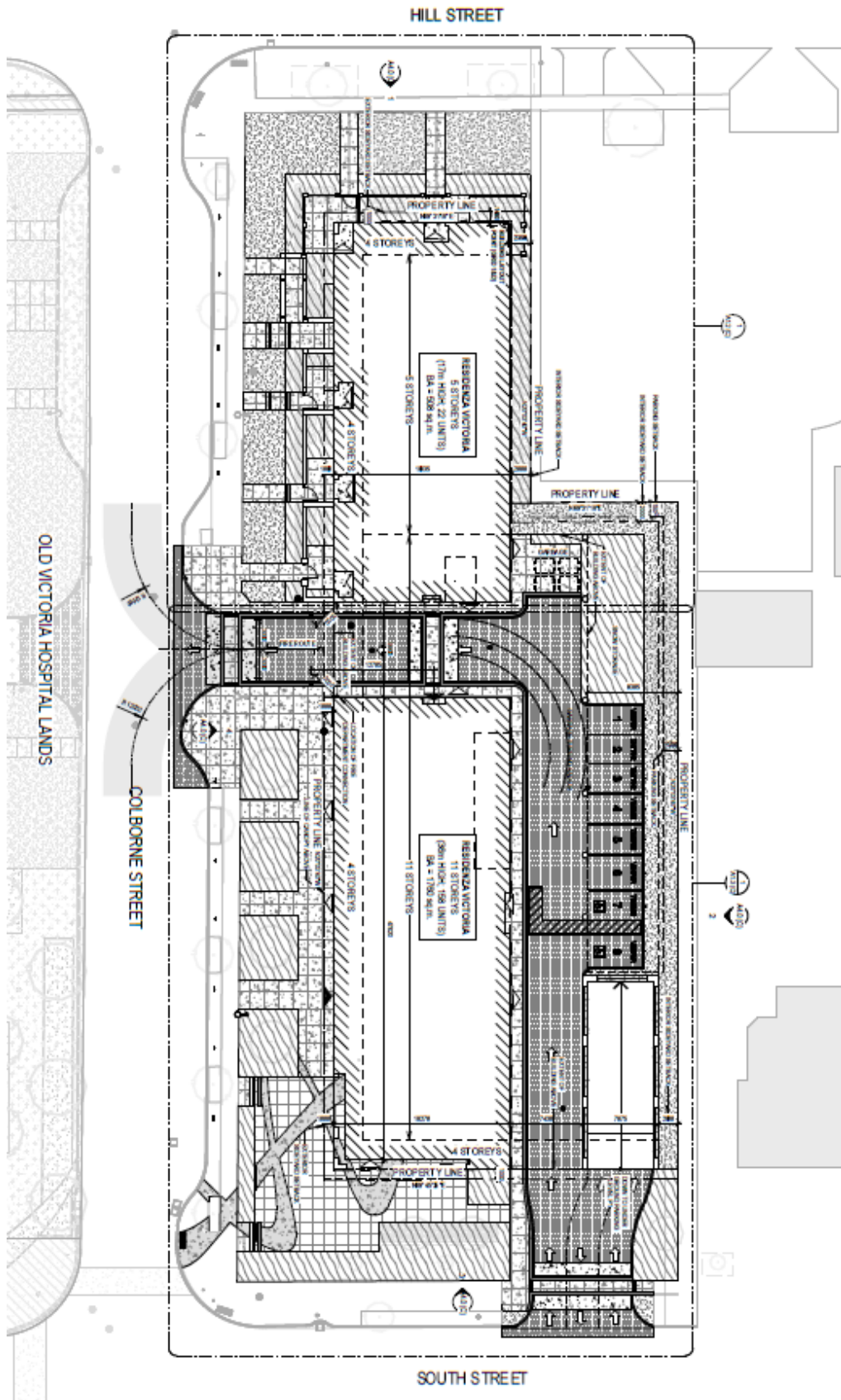
- Fronting onto South Street to the south, Colborne to the east;
- A height of 3-storeys, or 15.6m (as existing); and,
- A unit count of 42 units.





**2.8 Residenza Victoria (Italian Senior's Project)**

- Fronting onto Hill Street to the north, South Street to the south, and Colborne Street to the west;
- Comprised of two attached apartment buildings:
  - A southern building with a height of 11-storeys, or 36.0m, and;
  - A northern building with a height of 5-storeys, or 17.0m;
- A total unit count of 180 units and 229 m<sup>2</sup> of non-residential GFA at-grade:
  - A southern building with 158 units and 229 m<sup>2</sup> of non-residential GFA at-grade; and,
  - A northern building with 22 units.



## **3.0 Relevant Background**

### **3.1 Planning History**

The subject lands are subject to a current Official Plan Amendment and Zoning By-law amendment (file OZ-9418) to facilitate the development as proposed. This application will be required to meet the policies and regulations established through that application. The 2011 Roadmap SoHo Community Improvement Plan and the 2014 Old Victoria Hospital Lands Secondary Plan also provide policy which guides the review of this application.

The current regulations in effect for the subject lands are the results of a City of London application for an Official Plan Amendment and Zoning By-law amendment for the subject lands from 2020 (files O-9223 and Z-9224). Both amendments were passed by council September 29, 2020.

The Official Plan and Zoning By-law amendment request three changes to the policy and regulatory framework for the site.

1. Amendments to The London Plan and Official Plan, 1989 to allow for the Vacant Land Condominium to proceed as proposed with multiple apartment buildings above a shared underground parking garage.
2. Amendments to the Old Victoria Hospital Lands Secondary Plan to allow for apartment buildings no-taller than 5-storeys along Hill Street through policy amendments and a re-designation of lands to Mid-Rise Residential and policy amendments to The Four Corners designation.
3. Zoning amendments to allow for the technical details of the proposed design to proceed, including the addition of permission for apartment buildings on the lands fronting Hill Street.

The particulars of the request are addressed in the planning report for OZ-9418.

### **3.3 Community Engagement (see more detail in Appendix B)**

On October 21, 2021 Notice of Application was provided in the Londoner. Written notice was also provided to both landowners and residents of the area – 432 notices were sent out.

Comments received requested the following changes were made to the proposal.

1. An increase in open space within the development specifically highlighting the possibility of a dog park.
2. The inclusion of a grocery store within the development
3. An increase in the provided parking to avoid over-subscription of street parking.
4. Changes to the massing of the building at 124 Colborne Street to move the 11-storey portion to the north of the property.

The comments provided were provided in conjunction with associated Official Plan and Zoning By-law amendments and are discussed further in the context of that application through the analysis provided in the report on File OZ-9418.

### **3.4 Policy Context**

The subject lands are subject to the policies of the Official Plan, 1989, The London Plan, 2016 and the Old Victoria Hospital Land Secondary Plan, 2014. Collectively the policies provide for the uses and form requested on the subject lands with minor amendments currently sought through the Official Plan and Zoning By-law amendments under consideration (File OZ-9418).

## **4.0 Key Issues and Considerations**

Issues of use, intensity and form are currently under review through the concurrent Official Plan and Zoning By-law amendments (OZ-9418) and were previously examined through a similar process in 2020 (File O-9223 and Z-9224). This report defers the analysis provided in that report on these issues.

### **4.1 Site Plan Concerns**

The Site Plan comments relate primarily to minor elements requiring additional detail or consideration. Bicycle parking, though provided, is not adequately protected (or shown as,) on two of the buildings. Snow storage details are required for the 370 South Street Block. Additional consideration is needed for the required communal amenity at 124 Colborne Street and the Homes Unlimited building.

### **4.2 Landscape Plan Concerns**

Tree removal permissions need to be in place prior to approval of the landscape drawings. Additional comments call for increased planter size and the addition of screening in one location adjacent parking. Pollinator-friendly species are also encouraged.

### **4.3 Elevation Concerns**

The primary concerns with the elevation relate to the relationship between the Residenza Victoria building at 124 Colborne Street and its immediate eastern neighbour. Comments seek to provide massing changes or other design elements which reduce the impacts from the proposed building on 430 South Street.

### **4.4 Engineering Plan Concerns**

The overall engineering and transportation approach is acceptable. Technical changes are requested to the internal servicing to ensure all services and accesses meet the latest City of London and Ontario Building Code standards.

### **4.5 Response to the UDPRP (See more detail in Appendix D)**

The comments from the UDPRP provide guidance on the urban design features of the site. The applicant has either responded to the comments through additions and alterations to the design presented to the panel or through applications to amend the applicable policies via the concurrent OPA/ZBA. Staff have maintained the UDPRP comments regarding adjustments to the 124 Colborne Street building in their comments to the applicant at first submission.

### **4.6 Response to Public Comments**

Public comments have been received both through the notice associated with this site plan public meeting and the concurrent OPA/ZBA. Comments seek a grocery store within the development, something that is not possible under the existing regulations or possible amendments given the scale and other elements proposed. One commenter sought a reduction in the impacts of the 124 Colborne Street building on its immediate neighbour which was reflected both in the UDPRP comments and the staff comments at first submission. One commenter requested an increased parking requirement through the OPA/ZBA application, the site plan application provides more parking spaces than the minimum that would be required should the requested zoning by-law be approved to provide for overflow as required. Finally, one comment requested a park which will be developed by the City within the 370 South Street Block and its design is well underway.

#### 4.7 Outstanding Site Plan Comments

First submission site plan control comments were provided to the applicant October 20, 2021. The comments to the applicant generally included comments pertaining to the following matters:

1. Site Plan and Landscape matters including providing the appropriate barrier free parking requirements, making snow storage improvements, providing accessible amenity space in certain locations, clarity on accessibility matters, confirmation of bicycle parking requirements, confirmation of permissions for tree boundary removals from neighbouring properties, providing pollinator friendly plantings, and screening of parking areas.
2. City Building and Design Matters including publicly accessible mid-block connections, integration of features into the public realm which also appear within and on the built form, and assessing how to improve on the relationship of the setback of the "Residenza Victoria" building on to the neighbouring property.
3. Engineering matters pertaining to ownership of servicing as a common element, confirmation of hydrant distances, minor revisions to meet City of London standards, removal of proposed lay-bys, and ensuring continuous paths of travel within the public right-of-way.

#### 5.0 Conclusion

The proposed Site Plan is consistent with the Provincial Policy Statement, 2020 has regard for the applicable policies of The London Plan. The proposal will be in conformity with the City of London Official Plan, 1989 including the Old Victoria Hospital Secondary Plan should the application for amendment (OZ-9418) be approved. The application has been reviewed in accordance with the Z.-1 Zoning By-law, and, as proposed, will comply with the regulations of the Zoning By-law should the application for amendment (OZ-9418) be approved. The proposed Site Plan and elevations will result in development that will not conflict with the character of the area, and following minor revisions in response to the comments provided will be in compliance with the Site Plan Control By-law.

**Prepared by:** Leif Maitland  
Site Development Planner

**Reviewed by:** Michael Pease, MCIP, RPP  
Manager, Site Plans

**Recommended by:** Gregg Barrett, AICP  
Director, Planning and Development

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

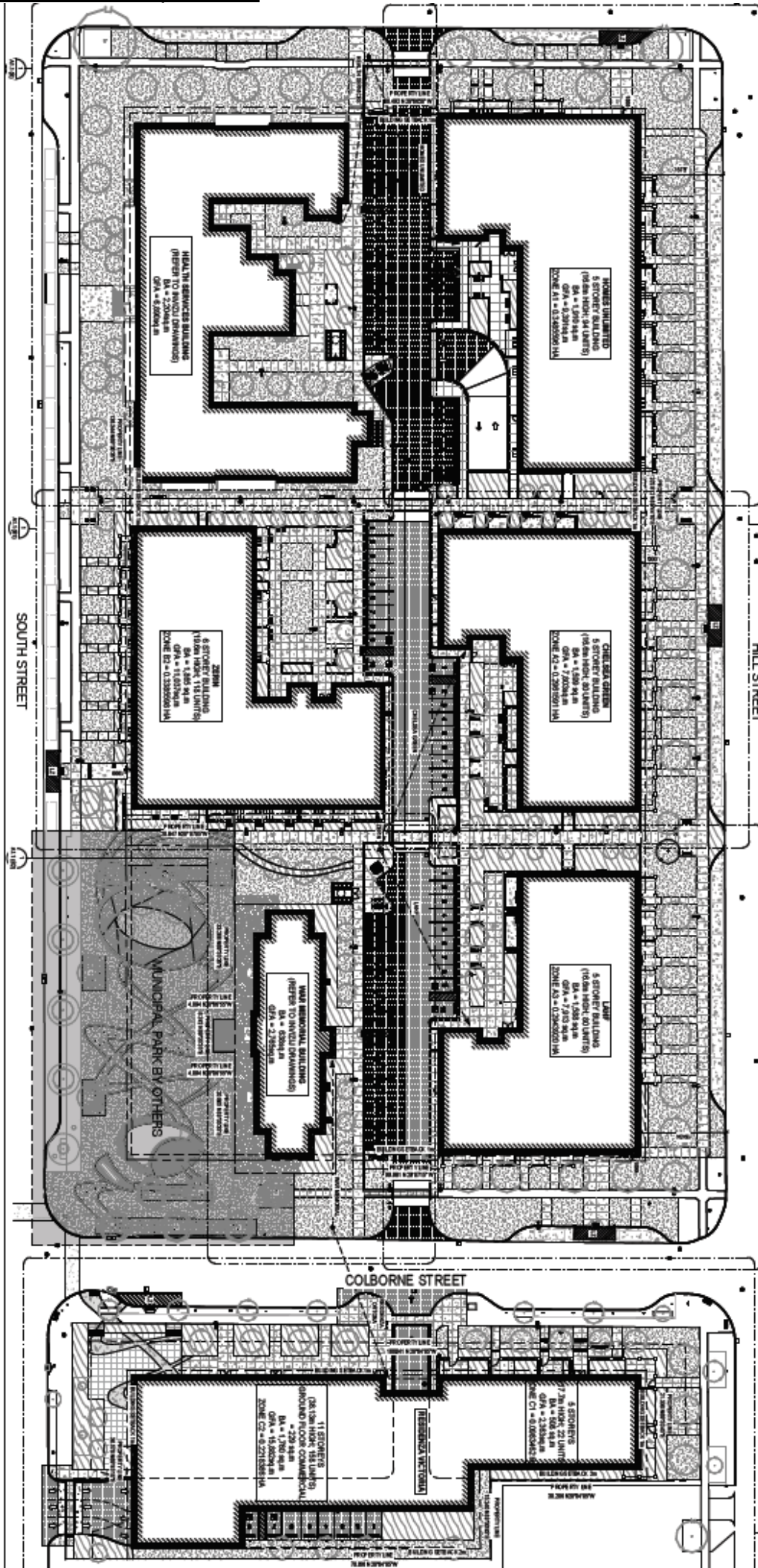
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.

November 12, 2021

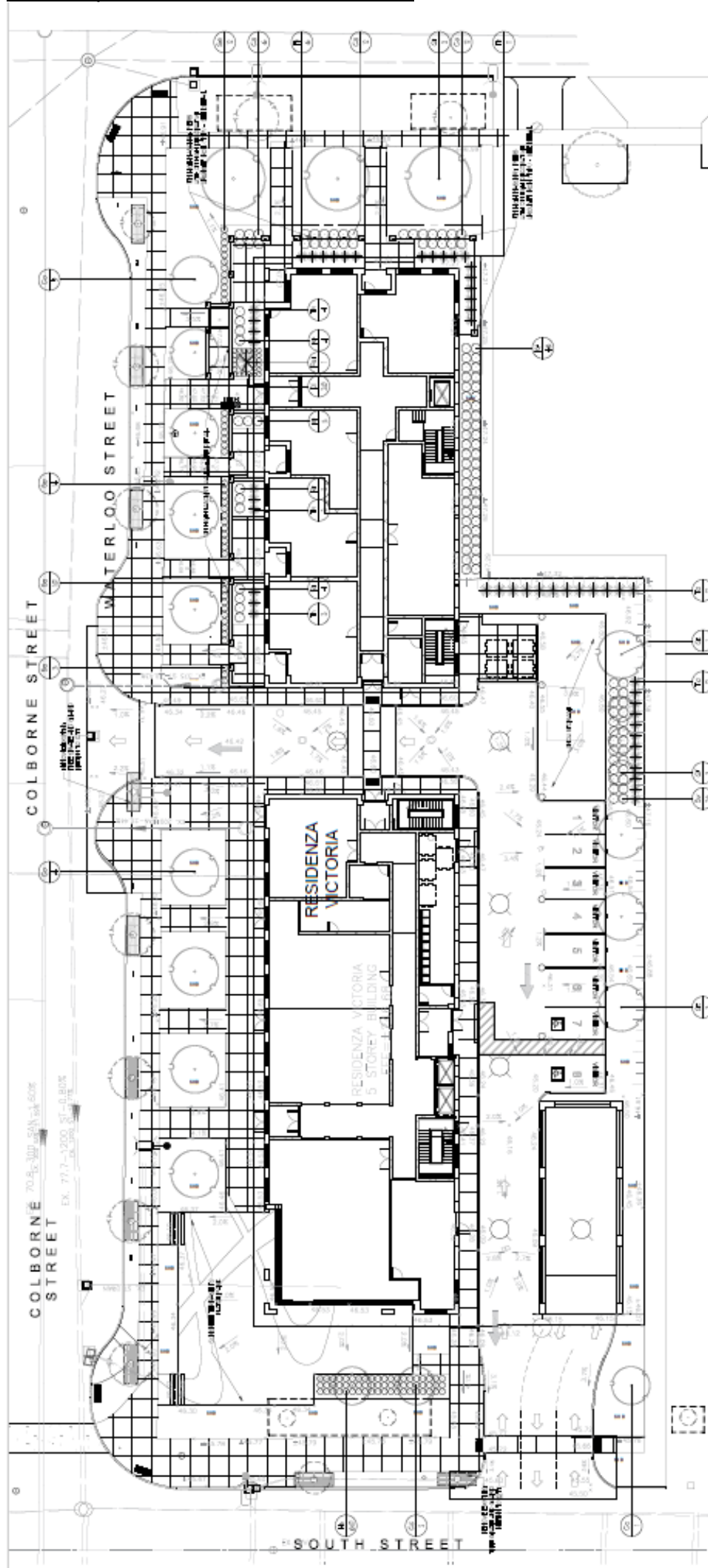
cc: Heather McNeely, Manager, Current Development

Appendix A - Plans

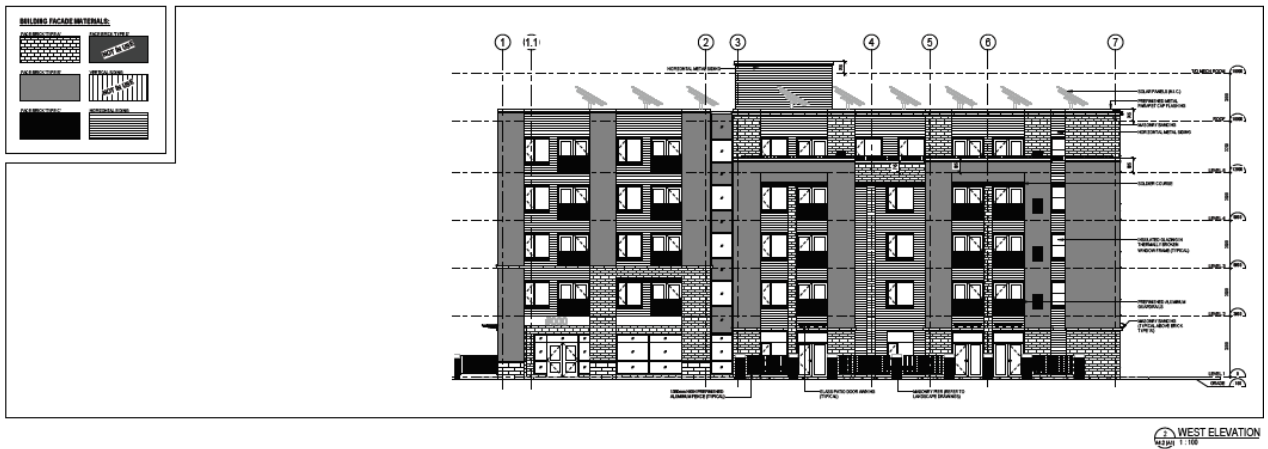
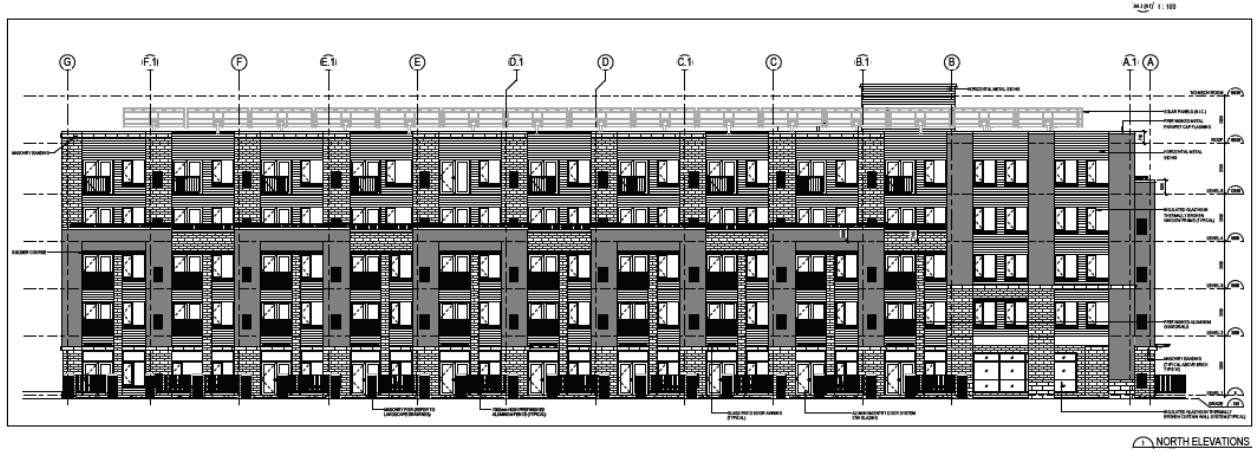
Site Plan – Complete Site



Landscape Plan – 124 Colborne Street



Elevations – Homes Unlimited



Chelsea Green



London Affordable Housing Foundation (LAHF)

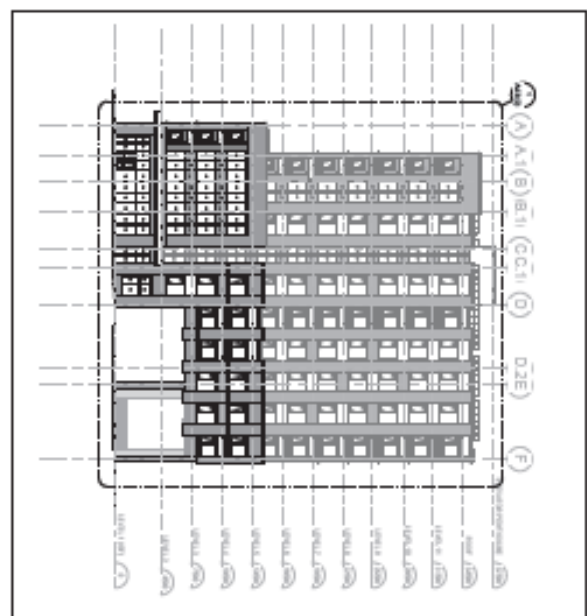
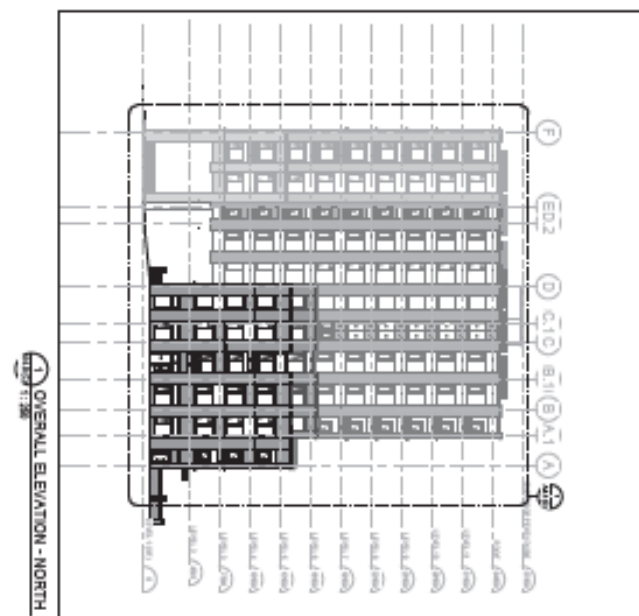
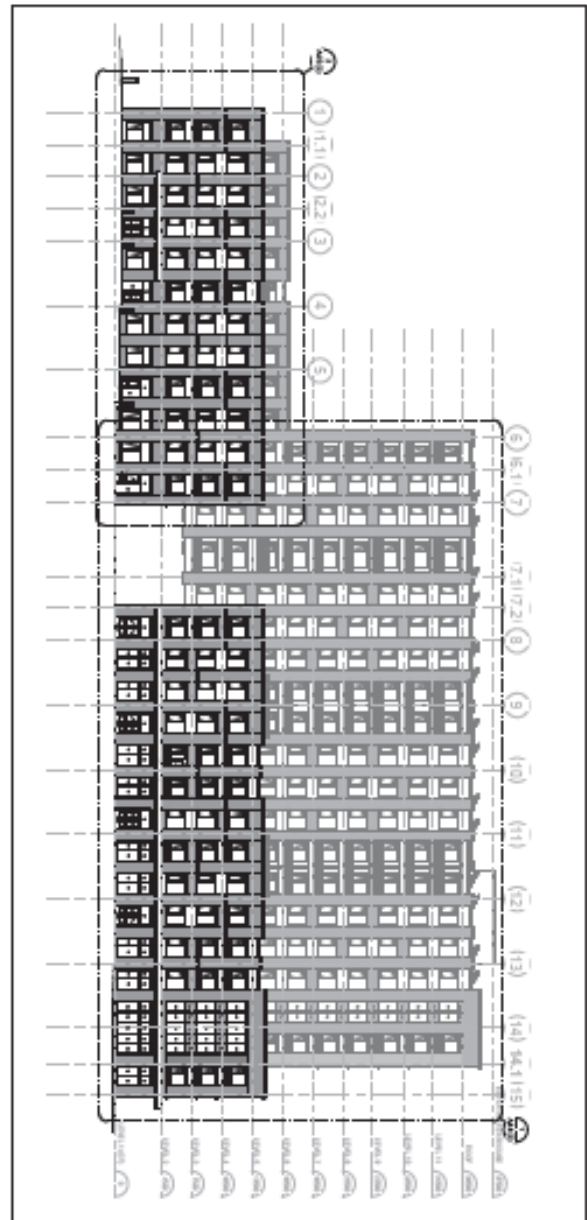
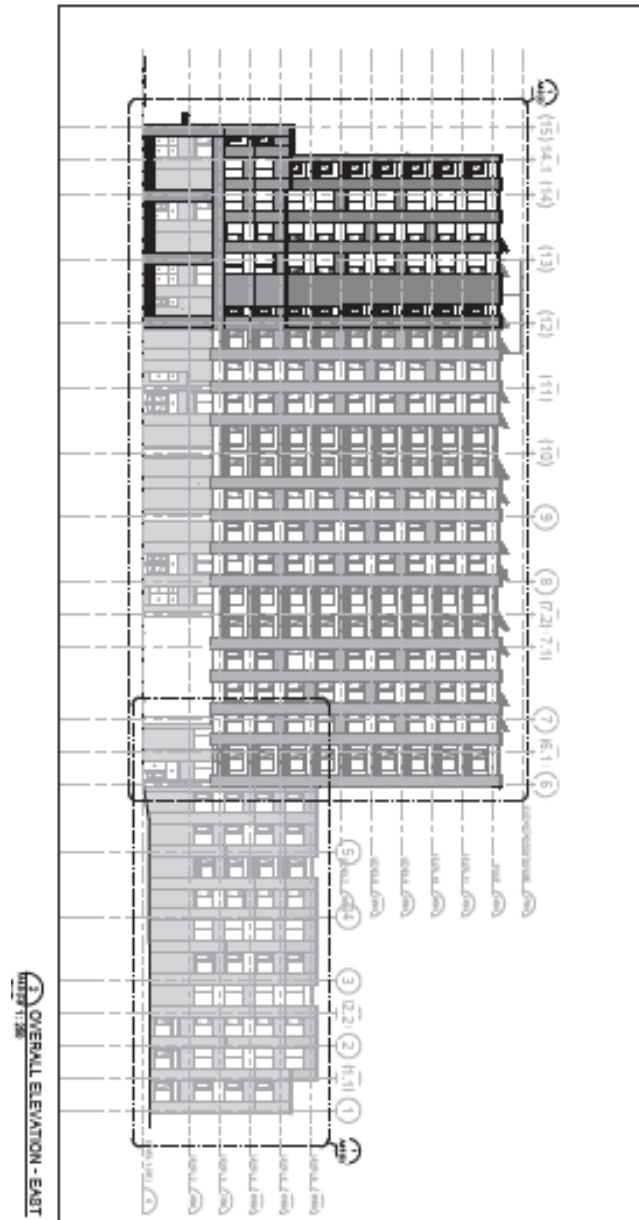


Zerin





Residenza Victoria (Italian Senior's Project)



## Appendix B – Public Engagement

**Public liaison:** On October 20, 2021 Notice of Application was sent to 432 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on October 21, 2021. A “Planning Application” sign was also posted on the site in response to the concurrent application for Official Plan and Zoning By-law amendments (OZ-9418).

3 replies were received

**Nature of Liaison:**

**370 South Street & 124 Colborne Street (Old Victoria Hospital Lands) –** Consideration of a site plan to permit the development of five (5) apartment buildings (three 5 storeys, one 6 storeys and one 11 storeys in height) and the conversion of the two (2) existing buildings to apartments. The zoning on this site includes a holding provision to require a public site plan meeting before the Planning and Environment Committee. The proposed site plan will be presented at a future meeting of the Planning and Environment Committee for the purpose of receiving comments for the Site Plan Approval Authority. You will receive another notice inviting you to attend this meeting. This site is also subject to an application for an Official Plan Amendment and Zoning By-law amendment (OZ-9418).

File: SPA21-081 Site Development Planner: Leif Maitland [lmaitan@london.ca](mailto:lmaitan@london.ca) (ext. 1517)(City hall)

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

*Phone:*

- A request that a supermarket or other food store is included within the development

Bonnie Smith

430 South Street

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*Written:*

Dear sir,

430 & 440 South Street just recently received notice of the project development for South and Colborne Streets. In brief discussions with tenants of both buildings, and take into consideration that approximately 35-40 of the units are occupied by non-English speaking Polish-Canadian citizens who don't read or seem to understand English and notices well and will probably throw your notice in the garbage as many did with the Census, there are a few concerns:

1. Initially from looking at the plans, there seems to be a lack of good open spaces such as a mini park setting. Some tenants suggested a dog park as well.
2. There are so many units and along with the current construction of housing at the old St. Joe's Hptl., where are the new tenants going to grocery shop? The nearest grocery stores are one mile away at Commissioners - Wellington and also at Oxford and Richmond. Can your Planning & Development not discuss with the builders to include a modest size grocery store or pharmacy? Shoppers Drug Mart carries groceries. Are there commercial units along the first floors such as at City Hall apartments?
3. Residenza Victoria is out of size and place for our building. It is next to and within 100 feet of the seven story 430 South Street and will overpower and block the western

sunlight. We feel it will be too closed in and one suggestion is to reverse the two buildings so that the 5 story is near 430 South and the 11 story overlooks the Polish Catholic church? Even if you reduce it to match our 7 floors it still blocks too much light. In that regard, what is the new barrier consisting of? A fence? Tall trees and landscaping? Be a good neighbor and don't close us in.

Sincerely,

Wayne Ray

430 South Street

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I reviewed your notice that was sent to my husband and me we did not see in the plans any parking on the property I hope that you are not expecting street parking to satisfy the need for something like almost 1000 units in a small space . We will be calling the authorities often if we cannot access our property. I live across the street at 354 Hill Street. This is going to over wealm the utilities etc. in this small area . I am glad to see development but I am concerned that this is too much in a small area I can see problems arising as a result. Nancy Hamm p.s. I know that you will not take our comment very seriously but I can see a lot of very serious problems coming. I cannot not contact a councillor who is not active in our area so I do not have anyone to contact.

Nancy Hamm

354 Hill Street

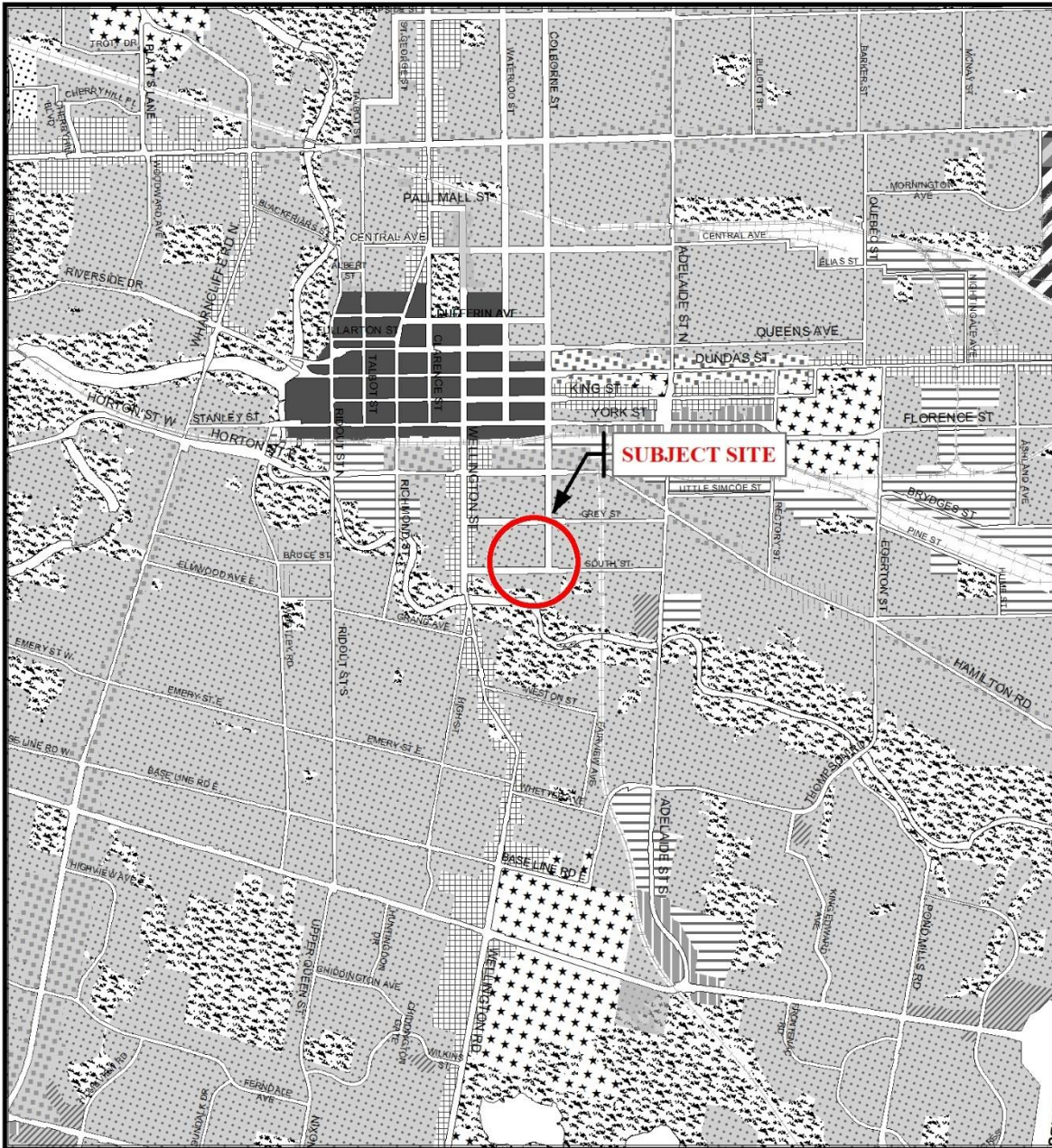
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### **Agency/Departmental Comments**

London Hydro: Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. A blanket easement will be required. Note: Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.

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

**Appendix C – The London Plan, Official Plan, Secondary Plan and Zoning excerpts**



**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            | Areas Withheld from LPAT Approval       |
| 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 & Development

**LONDON PLAN MAP 1  
 - PLACE TYPES -**

PREPARED BY: Planning & Development



Scale 1:30,000

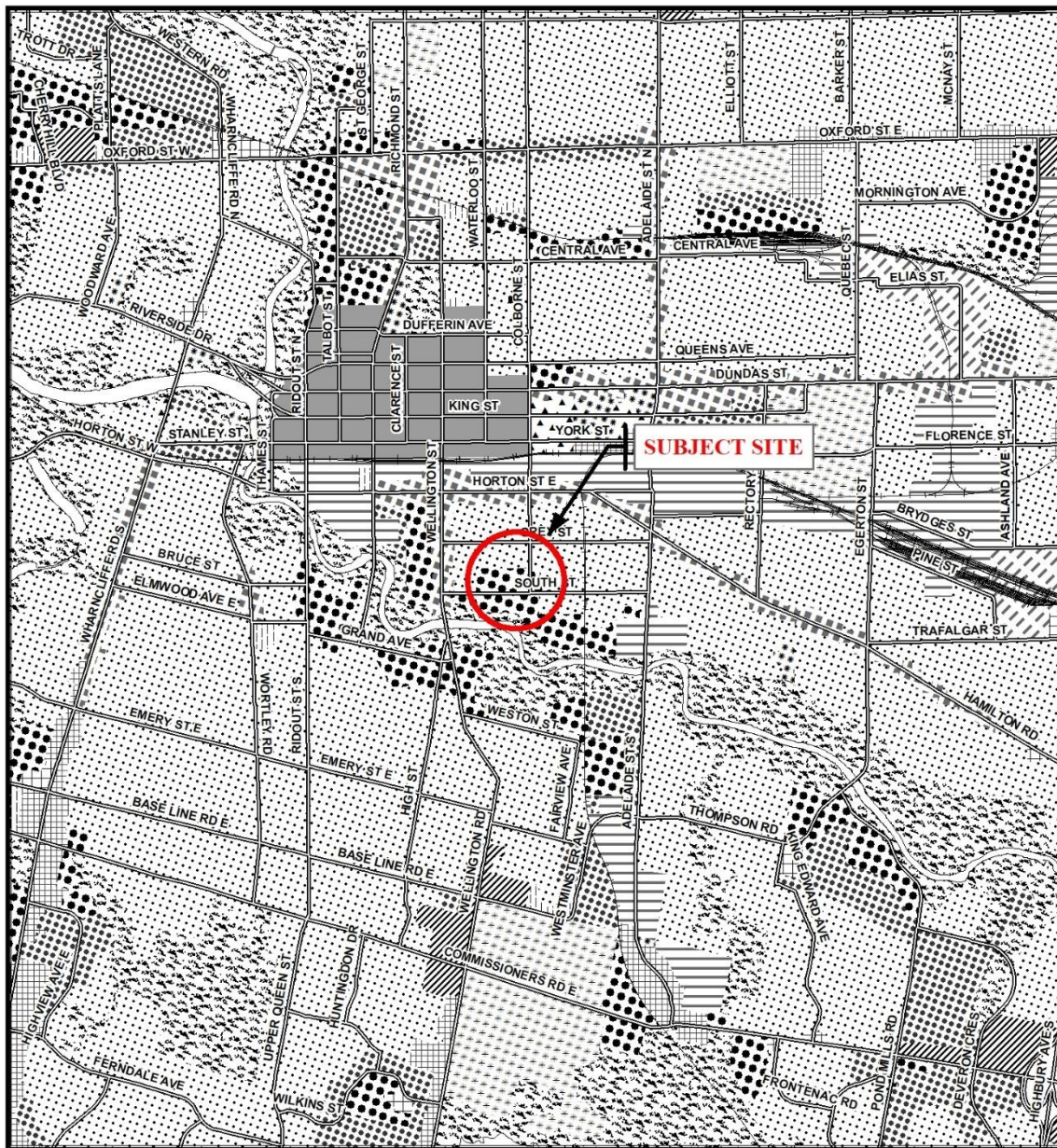


**File Number:** OZ-9418

**Planner:** LM

**Technician:** MB

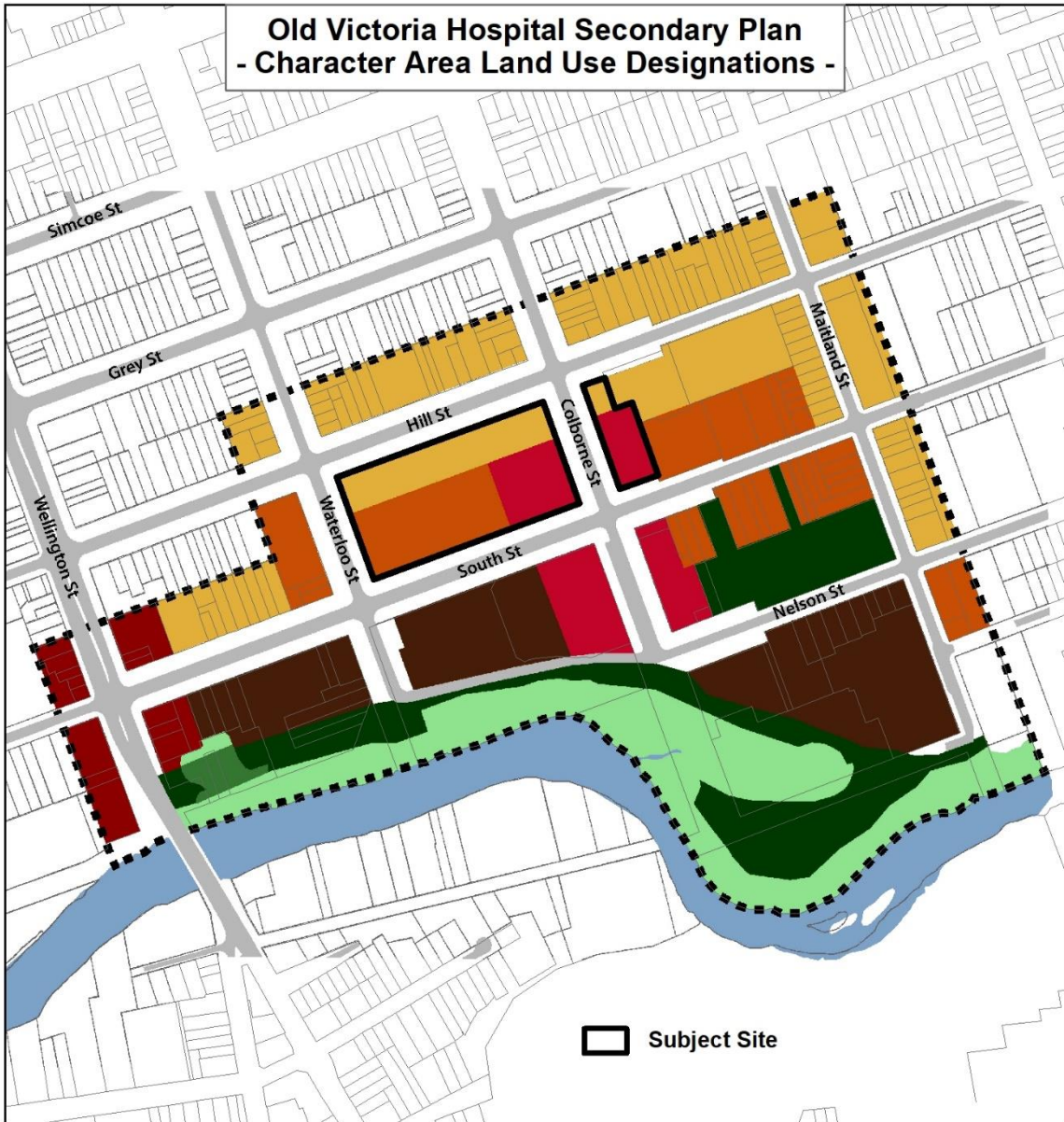
**Date:** 2021/09/28








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

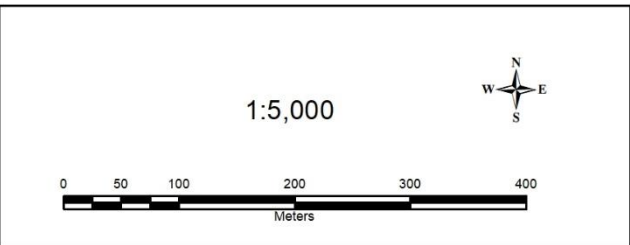
<p><b>CITY OF LONDON</b></p> <p>Planning Services /                  Development Services</p> <p>OFFICIAL PLAN SCHEDULE A                  - LANDUSE -</p> <p>PREPARED BY: Graphics and Information Services</p>	<p>Scale 1:30,000</p> <p>0 150 300 600 900 1,200 1,500</p> <p>Meters</p>	<p>FILE NUMBER: OZ-9418</p>
		<p>PLANNER: LM</p>
		<p>TECHNICIAN: MB</p>
		<p>DATE: 2021/09/28</p>

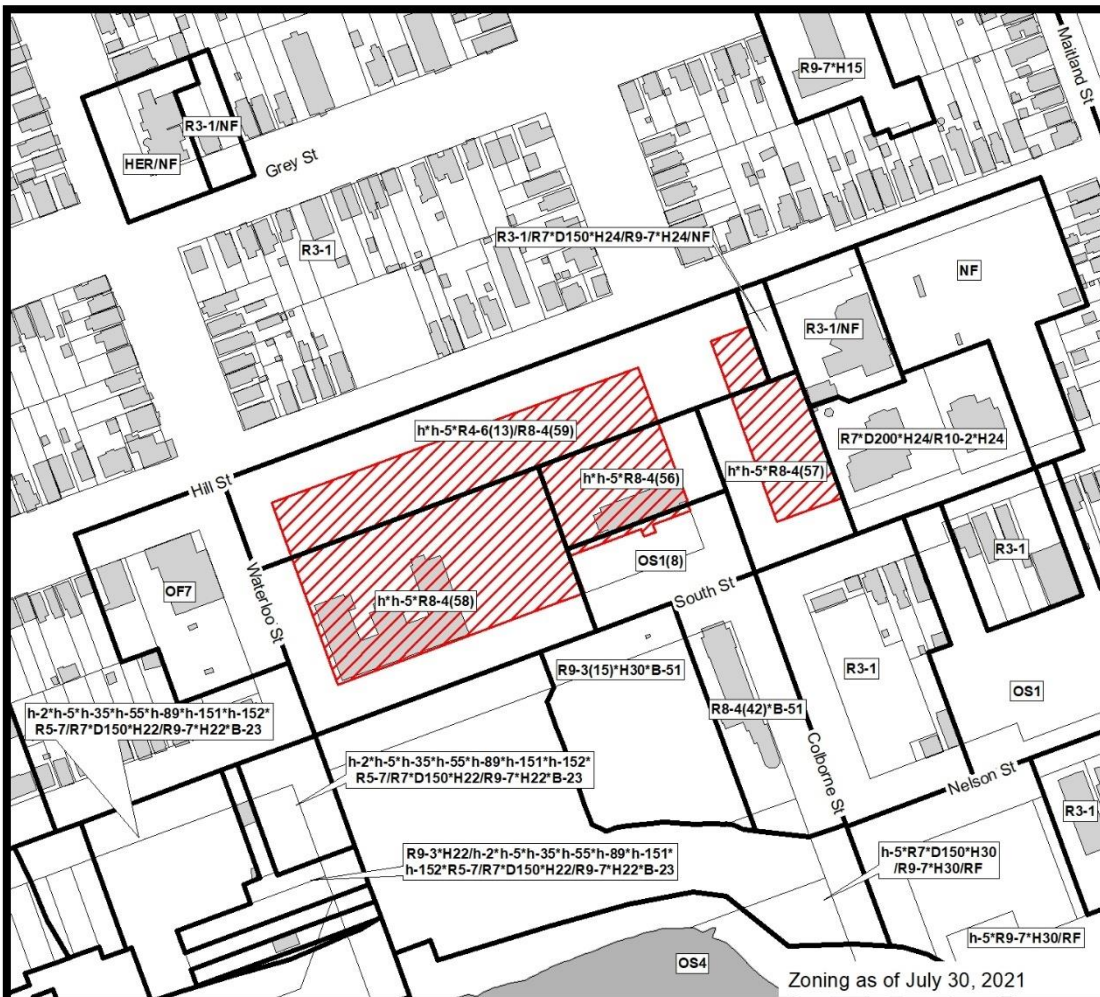


**LEGEND**

 The Four Corners	 High-Rise Residential
 Transit-Oriented Mainstreet Corridor	 Parklands
 Low-Rise Residential	 Parklands Constrained by Significant Wildlife
 Mid-Rise Residential	 Natural Heritage Lands

File Number: OZ-9418  
 Planner: Leif Maitland  
 Date: October 28, 2021





 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE:** h'h-5'R8-4(58) and h'h-5'R4-6(13)/R8-4(59) and h'h-5'R8-4(56) and h'h-5'R8-4(57)

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

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>R1 - SINGLE DETACHED DWELLINGS</li> <li>R2 - SINGLE AND TWO UNIT DWELLINGS</li> <li>R3 - SINGLE TO FOUR UNIT DWELLINGS</li> <li>R4 - STREET TOWNHOUSE</li> <li>R5 - CLUSTER TOWNHOUSE</li> <li>R6 - CLUSTER HOUSING ALL FORMS</li> <li>R7 - SENIOR'S HOUSING</li> <li>R8 - MEDIUM DENSITY/LOW RISE APTS.</li> <li>R9 - MEDIUM TO HIGH DENSITY APTS.</li> <li>R10 - HIGH DENSITY APARTMENTS</li> <li>R11 - LODGING HOUSE</li> <br/> <li>DA - DOWNTOWN AREA</li> <li>RSA - REGIONAL SHOPPING AREA</li> <li>CSA - COMMUNITY SHOPPING AREA</li> <li>NSA - NEIGHBOURHOOD SHOPPING AREA</li> <li>BDC - BUSINESS DISTRICT COMMERCIAL</li> <li>AC - ARTERIAL COMMERCIAL</li> <li>HS - HIGHWAY SERVICE COMMERCIAL</li> <li>RSC - RESTRICTED SERVICE COMMERCIAL</li> <li>CC - CONVENIENCE COMMERCIAL</li> <li>SS - AUTOMOBILE SERVICE STATION</li> <li>ASA - ASSOCIATED SHOPPING AREA COMMERCIAL</li> <br/> <li>OR - OFFICE/RESIDENTIAL</li> <li>OC - OFFICE CONVERSION</li> <li>RO - RESTRICTED OFFICE</li> <li>OF - OFFICE</li> </ul> | <ul style="list-style-type: none"> <li>RF - REGIONAL FACILITY</li> <li>CF - COMMUNITY FACILITY</li> <li>NF - NEIGHBOURHOOD FACILITY</li> <li>HER - HERITAGE</li> <li>DC - DAY CARE</li> <br/> <li>OS - OPEN SPACE</li> <li>CR - COMMERCIAL RECREATION</li> <li>ER - ENVIRONMENTAL REVIEW</li> <br/> <li>OB - OFFICE BUSINESS PARK</li> <li>LI - LIGHT INDUSTRIAL</li> <li>GI - GENERAL INDUSTRIAL</li> <li>HI - HEAVY INDUSTRIAL</li> <li>EX - RESOURCE EXTRACTIVE</li> <li>UR - URBAN RESERVE</li> <br/> <li>AG - AGRICULTURAL</li> <li>AGC - AGRICULTURAL COMMERCIAL</li> <li>RRC - RURAL SETTLEMENT COMMERCIAL</li> <li>TGS - TEMPORARY GARDEN SUITE</li> <li>RT - RAIL TRANSPORTATION</li> <br/> <li>"h" - HOLDING SYMBOL</li> <li>"D" - DENSITY SYMBOL</li> <li>"H" - HEIGHT SYMBOL</li> <li>"B" - BONUS SYMBOL</li> <li>"T" - TEMPORARY USE SYMBOL</li> </ul> |
|--|---|

**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:

OZ-9418

LM

MAP PREPARED:

2021/09/28

MB

1:3,000

0 15 30 60 90 120 Meters

## Appendix D – Urban Design Peer Review Panel Memo and Response

### UDPRP Memo Comments with Response

**Comment:**

Consider further refinements to the overall massing and material treatment on the west facade of the Colborne Street building to break up the length of the building.

**Applicant Response:**

The design of this building is in progress with the client group. The comment is well received, and we are currently pursuing further development of this building in that direction.

**Comment:**

The Panel recommended further exploration of additional grade-oriented housing typologies such as townhouses or “hybrid buildings” to be deployed in strategic areas of the site to better address neighbourhood fit and integration, particularly along Hill Street where apartments aren’t contemplated by the Secondary Plan.

**Applicant Response:**

The applicable regulations allow for a height of up to 5-storeys, though the type is identified as ‘townhouse’. As you may be aware, our client has submitted an Official Plan and Zoning By-law Amendment application to add “apartments” as a permitted use along Hill Street, which is the desired form of housing, while maintaining the 5-storey maximum height restriction. We feel the primary urban design intent is fulfilled by the design proposal. The buildings on Hill Street are articulated to create a residential scale rhythm, active entry points to units marked by individual pathways, garden walls and gates, terraces, and entry canopies over doors. As well, we’ve stepped the building back at the 4th floor, registering the legible townhouse datum of a 3-storey height, as dominant except where building entries and prominent corners are marked with taller volumes. With respect to unit size variety, all buildings will have 2-bedroom suites, and most will include 3-bedroom suites.

**Comment:**

The Panel recommended that the project team explore opportunities for modifications to the architectural design and programming of the “Zerin” Building at-grade, with the goal of better leveraging the adjacent civic space. A more active ground floor use such as commercial or day care space with enhanced ground floor transparency would further enliven the adjacent civic space, thereby promoting its use and success.

**Applicant Response:**

We appreciate the comment and recognize the apparent opportunity both for the development and the public at large; however, current regulation does not allow for non-residential uses on this lot. With that in mind, early in the process, the client for this building selected this site with no intention to include commercial uses. Additionally, this building will be funded through a CMHC program in which the application process is complicated by any non-residential uses included in the building. Because of these reasons, this building will not be submitted for further approvals with any non-residential uses.

**Comment:**

The Panel commended the Applicant for the “courtyard” strategy as a means of orienting the building forms and creating resident amenity but suggested the following improvements:

- Consider pedestrian cut-throughs through the larger buildings to provide direct connectivity from the courtyard out to the public street(s);
- Consider further “greening” (e.g., trees, soft landscaping, etc.) of the interior laneway and reduction to surface parking to provide a better environment for the outdoor courtyard amenity spaces;
- Consider incorporating the textures, finishes and materials of the buildings into the detailing and layout of the courtyard areas.

**Applicant Response:**



-The project is already quite porous and interconnected with the City grid and public space of streets and sidewalks. While we appreciate the comment, we feel cutting through the building to courtyards would unnecessarily complicate the ground floor circulation of these fairly modest and simple buildings.

-We will continue to develop the landscape with the intent of maximizing soft/green spaces wherever possible. The site already has a lower parking count requirement than is typically permissible in London, and these surface parking spaces are the only parking available to two of the buildings and will primarily serve as short term and visitor parking for the rest of the buildings.

-Thank you for this comment. That is our intent, and we will continue to develop those details.

**Comment:**

It was suggested that through the site plan process, the provision of design elements such as masonry columns, decorative metal fencing, gates, terraces, hedging and/or landscaping be included to buffer and/or delineate the public-private boundaries between spaces.

**Applicant Response:**

We have included those details in our Site Plan Application and will continue to refine them through the approvals process. The intent is to create a gradation of the public private boundary using masonry piers, decorative metal fencing, gates, hedging and terraces on the street frontages, and large raised planters for trees and soft landscape, gates, terraces and hedging on the mid-block pedestrian ways where we need planting depth above the parking garage and don't have easement issues.

**Comment:**

Lastly, since the primary uses of the buildings will be residential, please consider incorporating family-friendly open space uses, such as playgrounds for children and offleash dog parks.

**Applicant Response:**

It has not been determined with any finality, but each of the courtyards will be designed for the building in which it is contained. We have not reached that level of design yet, but it is clear each building will have a slightly different focus and landscape and outdoor amenity requirements. For example, one building is focusing on housing seniors, while another is very focused on housing young families. Those two courtyards will be quite different. Whether the use of the courtyards will be shared will be determined by the group and defined as a legal matter, not design.