



OZ-9127: 84-86 St. George Street & 175-197 Ann Street



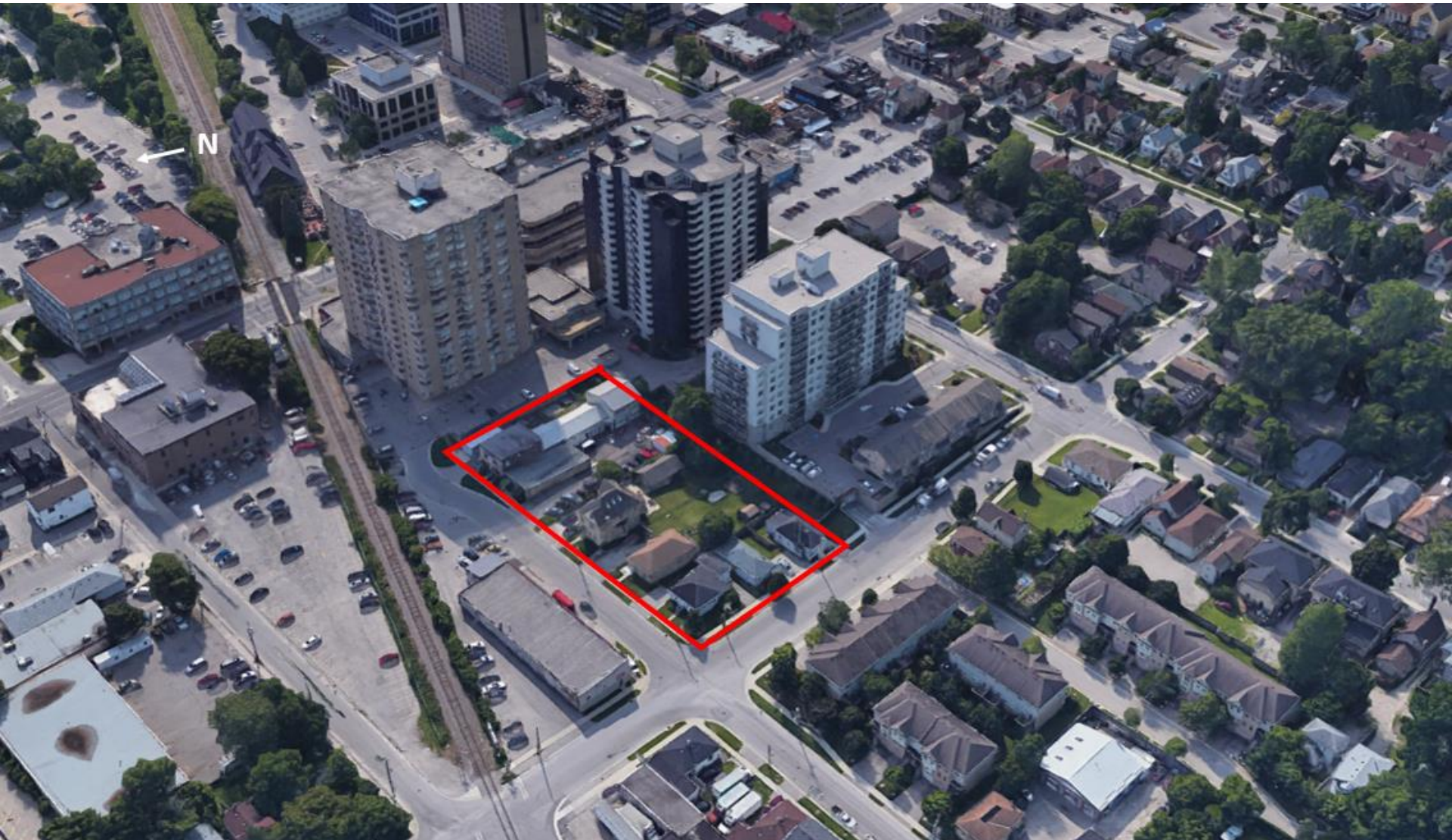
Planning and Environment Committee
April 25, 2022

Slide 1 – Location and Site Context





Slide 2 – Existing Use and Surrounding Area





Slide 3 – Policy Framework

The London Plan

- Neighbourhoods Place Type
- HDR Overlay
- Near Campus Neighbourhoods
- Talbot Mixed Use Area Specific Policy Area
- Mill, Hyman, Ann and Talbot Street subprecinct
- 1038C – site specific policy

Official Plan (1989)

- Multi-Family, High Density Residential & Multi-Family, Medium Density Residential
- Near Campus Neighbourhoods
- Talbot Mixed-Use Area Specific Policy Area
- Mill, Hyman, Ann and Talbot Street subprecinct

Slide 4 – Proposed Development

Proposed Development (22 storeys)



- 22 storeys (75m)
- 214 residential units
- 180 parking spaces
- Density of 585uph
- Ground floor commercial uses including craft brewery with 500sqm of GFA
- Reduced front yard, exterior side yard, interior side yard, and rear yard setbacks of 0m
- 0% landscaped open space
- 97% lot coverage



London
CANADA

Slide 5 – Past Iterations

Initial Proposal (28 storeys)



Revised (Current) Proposal (22 storeys)





Slide 6 – Key Issues

- **Built Form:** Does not provide a significant setback along St. George St, and does not retain the low-rise residential character along Ann St or St. George St.
- **Intensity:** over-intensification of the site with reduced front, exterior, interior and rear yard setbacks of 0m, landscaped open space of 0% and increased lot coverage of 97%; providing no relief through building setbacks, stepbacks or opportunities for buffering.
- **Bonusing:** There is no opportunity to consider bonusing without first having an acceptable built form as the starting point, though the bonusing program as proposed is not acceptable.
- **Use:** Site is interior to the neighbourhood and convenience commercial uses are not contemplated on local roads.
- **Heritage:** Development requires the demolition of proposed heritage designated structures
- **CP Rail:** Proximity requires mitigation against derailment
- **Ground Water:** Requires hydrogeological study for impacts



Slide 7 – Public Comments

Notice of Application – October, 2019

Notice of Revised Application – October, 2020

Notice of PPM and Revised Application – April 2022

- 21 submissions received, most opposed to the proposed development:

Concerns

- Traffic, parking, safety and noise
- Loss of heritage resources
- Ignores low-rise form of neighbourhood
- Inadequate landscaping and parkland
- Possible impacts on groundwater-based HVAC systems
- Student housing and inconsistent with near-campus neighbourhood policies
- Commercial/retail use not appropriate in this location
- Loss of property value



Slide 8 – Recommendation

Recommendation for Refusal based on:

- Not consistent with the Provincial Policy Statement, 2020;
- Not conform to The London Plan;
- Not conform to the Official Plan (1989);
- Not compatible with surrounding neighbourhood: does not provide a significant stepback along St. George or retain the low-rise residential character of Ann Street;
- Represents an over-intensification of the site with regards to density, building massing, lot coverage, landscaped open space and setbacks;
- Does not satisfy the Planning Impact Analysis or Evaluation Criteria of policy 1578; and
- Does not adequately conserve cultural heritage value.