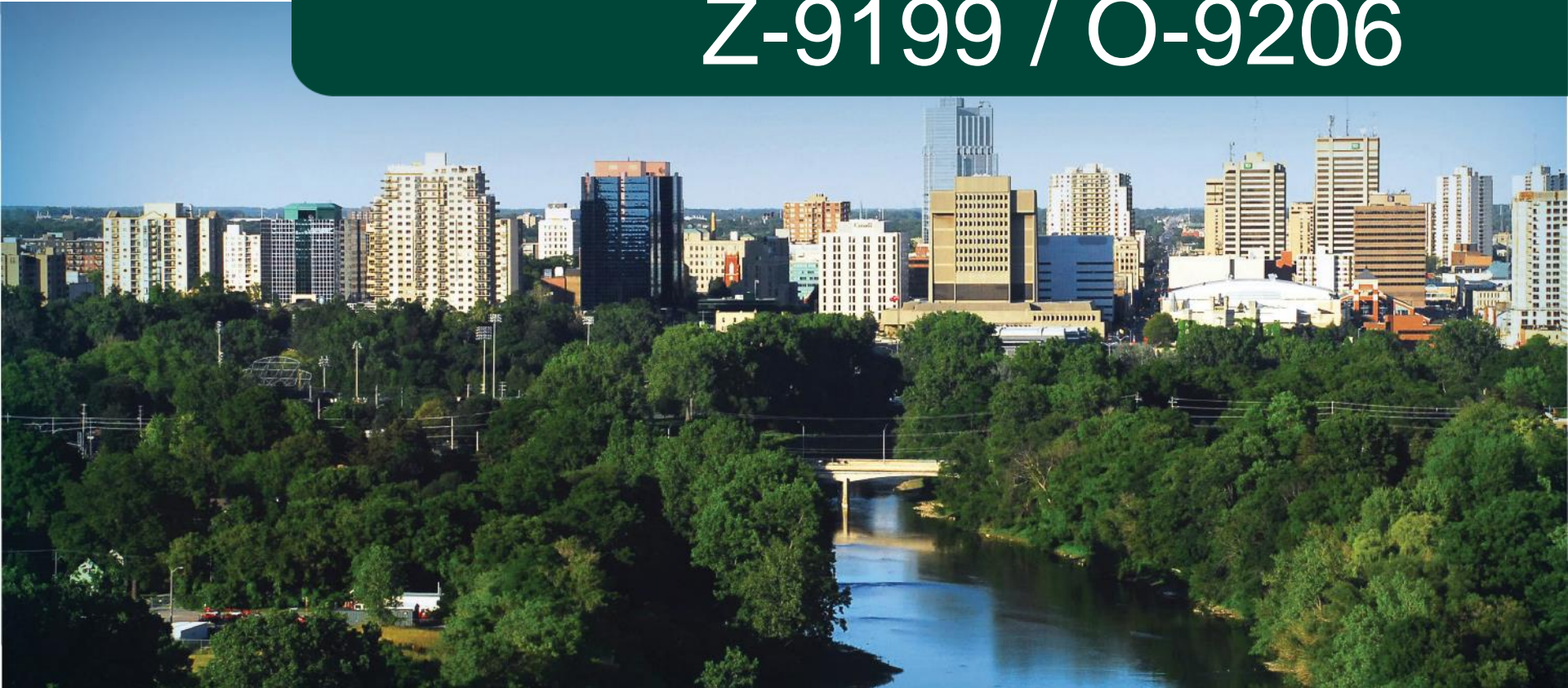


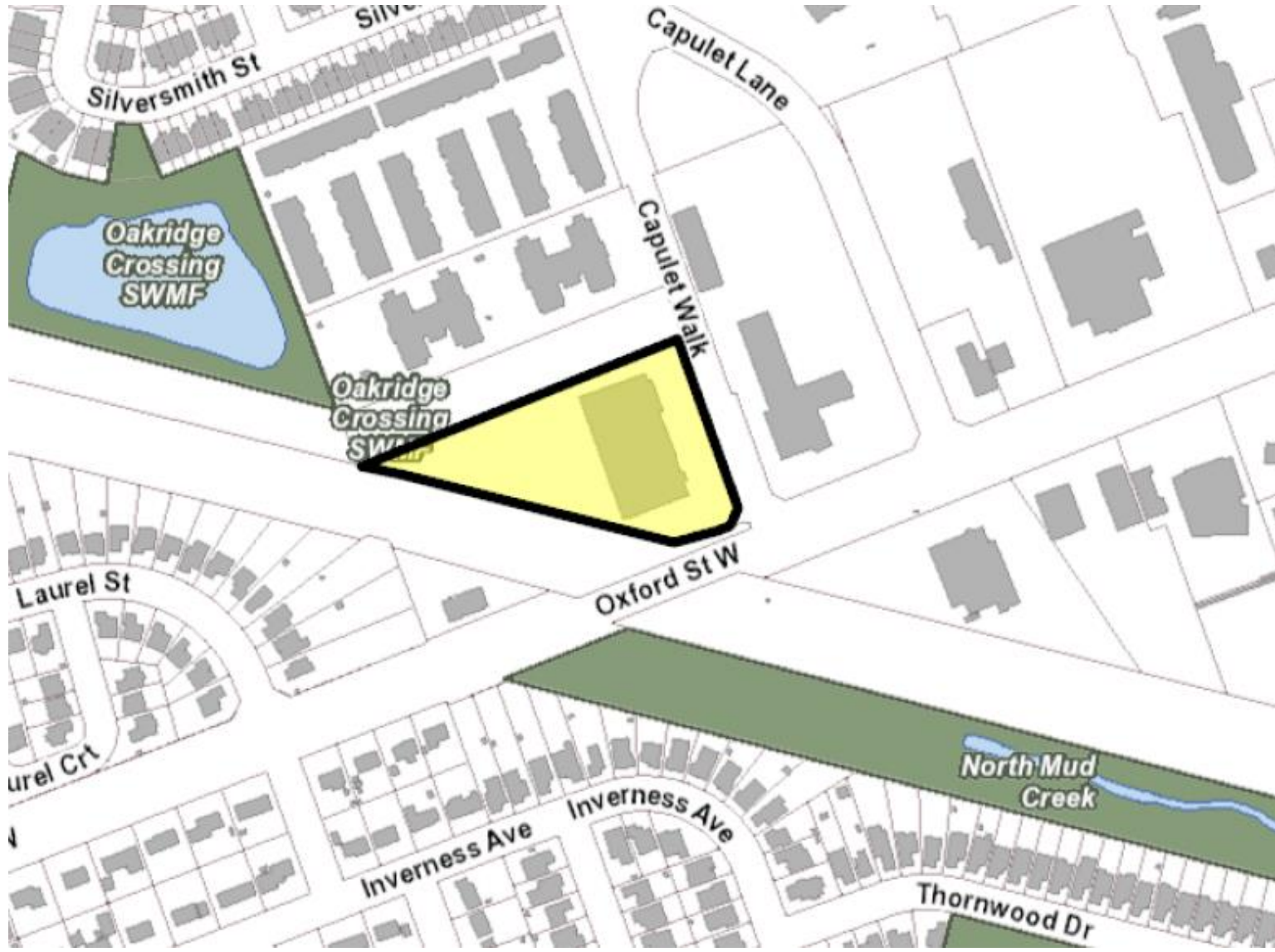


# Slide 1 – 689 Oxford St. W. Z-9199 / O-9206



City of London  
Planning and Environment Committee  
June 20, 2022

# Slide 2 – Subject Site











# Slide 4 – Proposed Development: Renderings





# Slide 5 – Policy Context

- London Plan
  - Transit Village Place Type
  - Permits broad range of residential, retail, service, office, cultural, institutional and other uses.
  - Broadest range of uses and most intense uses are permitted in Downtown and Transit Villages.
  - Standard Maximum Height of 15 storeys permitted.
  - Up to 22 storeys permitted with Bonusing.



# Slide 6 – Public Comments

- Scale and height;
- Density and number of units;
- That west leg of Rapid Transit was not funded so should not consider London Plan land use policies of the Transit Village Place Type;
- Traffic volume and safety;
- Privacy concerns;
- Green space and trees;
- Groundwater and flooding;
- Affordable housing;
- Shadowing;
- Revisions to the proposal did not address previous concerns or comments raised during the initial application for one building.



# Slide 7 - Bonusing

- Applicant proposes underground parking, design features, and affordable housing as public benefits commensurate with bonus.
- Proposed affordable housing contribution based on “combination” of policy frameworks of 1989 OP and London Plan.
  - Proposal of 20 affordable housing units.
- Applicable policy framework for Bonusing is the 1989 Official Plan (s. 19.4.4).
- Bonusing policies removed from London Plan through an OLT decision, May 25, 2022.

# Slide 8 - Recommendation

- Refusal of applicant's request for Zoning By-law Amendment, based on:
  - Affordable Housing policy framework (resulting in 20 units);
  - Special provisions related to yard dimensions and railway setback.
- Recommending Zoning By-law Amendment to permit the development, including:
  - 30 units of Affordable Housing.
  - Regulations to address as one property.
  - Holding provision for engineering standard of parking structure.
- No action taken on 1989 Official Plan Amendment.



# Slide 9 - Recommendation

