

Slide 1 – OZ-9367: 599-601 Richmond Street



City of London
June 20, 2022



Slide 2 - Subject Site





Slide 4 – Proposed Development





Slide 5 – Policy Context

The London Plan

- Rapid Transit Corridor; Main Street; Central Ave
- Permits apartments with a height of 8-storeys
- Encourages compact forms of development and infill and intensification to manage outward growth

1989 Official Plan

- Main Street Commercial Corridor
- Redevelopment encourages mixed-use buildings
- No height and density permissions for the Main Street Commercial Corridor however, for residential development within this designation, the policies refer to the Multi-Family, High Density Residential designation
- Density bonusing can be approved by Council

Near Campus Neighbourhoods

- most intensification will be directed to place types that are intended to allow for mid-rise and high-rise residential development.



Slide 5 – Use, Intensity, Form

USE

- Supports the vision and policies of the Rapid Transit Corridor
- Consistent with Main Street Commercial policies

INTENSITY

- Contributes to the overall built form and intensity and is considered appropriate within the context of the Rapid Transit Corridor Place Type policies
- Staff is satisfied that the proposed facilities, services, and matters including 4 affordable housing units and exceptional design features are commensurate for the proposed increased intensity.

FORM

- Contributes to the overall built form and intensity and is considered appropriate within the context of the Rapid Transit Corridor Place Type policies
- Bonus Zone elements and targeted refinements of the site and building design will result in a development that is compatible with, and a good fit within the existing and planned context of the area.



Slide 6 – Neighbourhood Concerns

- Height
- Density
- No amenity area
- Loss of Green boulevard
- Heritage
- Too big for site
- Privacy/Overlook
- Light/Noise impacts
- Traffic
- Parking
- Type of Tenancy
- Does not meet the policies of the Near Campus Neighbourhoods
- Loss of property value

Slide 7 - Recommendation

