



# Proposal | Site & Key Map



SITE: 982 GAINSBOROUGH



INTERSECTIONS



EAST-WEST MAIN CORRIDORS



SOUTH-NORTH MAIN CORRIDORS

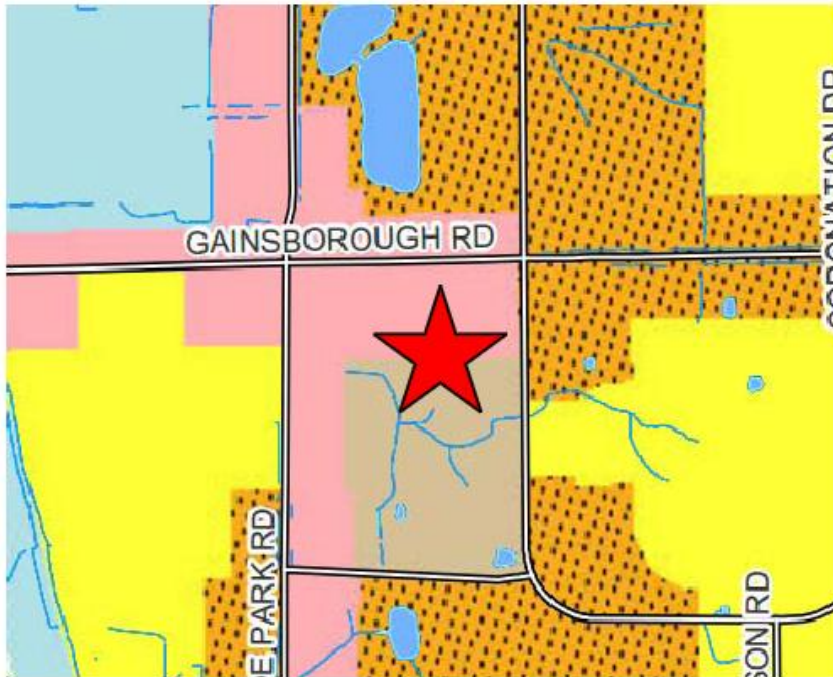




- Two 50m (15 storey) Apartment Condominiums Towers with a Podium
- 88 Units per tower (176 Total Units)
- 3 Commercial Buildings
  - 1 to 2 Storeys in height
- At Grade Parking and Underground Parking (for Residential Component)
- Split zoning/designation Site
  - *1.1ha – Residential; 0.9 ha - Commercial*
- Zoning By-law amendment Required for Residential Component
  - Site Plan Process Initiated for Commercial Portion

## Official Plan

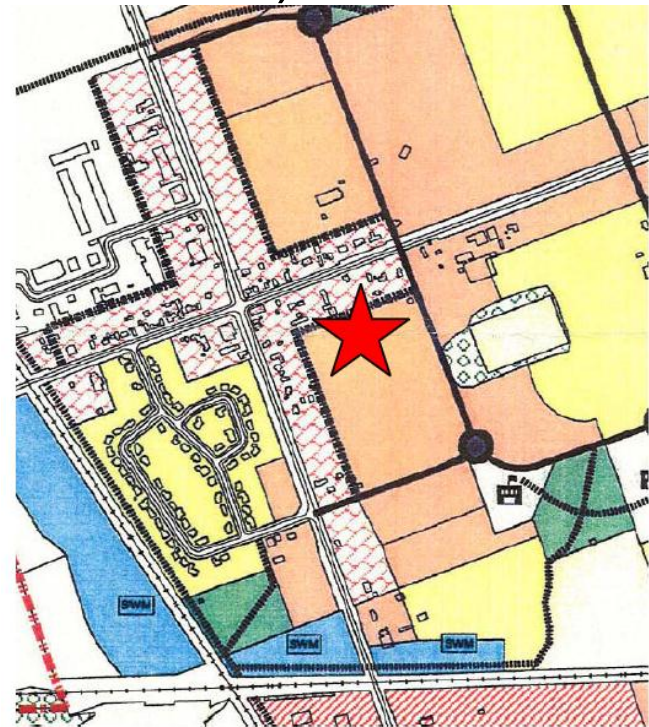
- Multi-Family, High Density Residential (South Half) & Business District Commercial (North Half)



**Official Plan Schedule A – Land Use**  
**Main Street Commercial (Pink) & Multi Family, High Density (Brown)**

*Source: City of London Official Plan*

★ Denotes subject site location



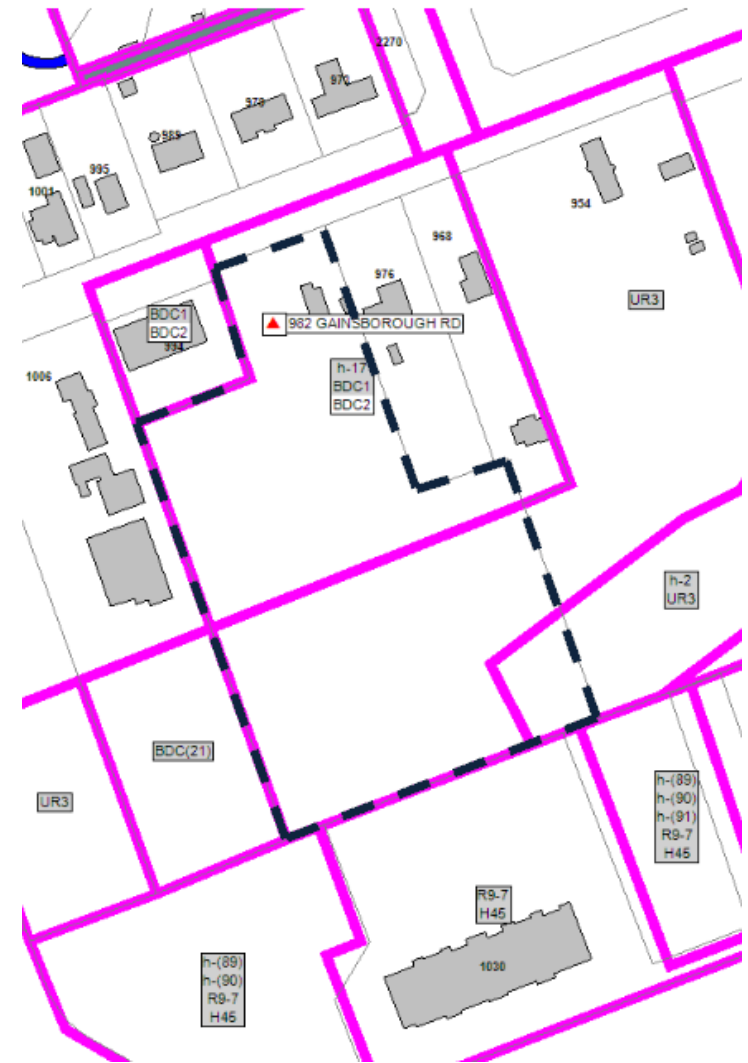
**Council Adopted Land Use Plan Showing Rear Laneways to the rear of the commercial designations fronting Hyde Park and Gainsborough roads**

*Source: Hyde Park Secondary Plan 2001*

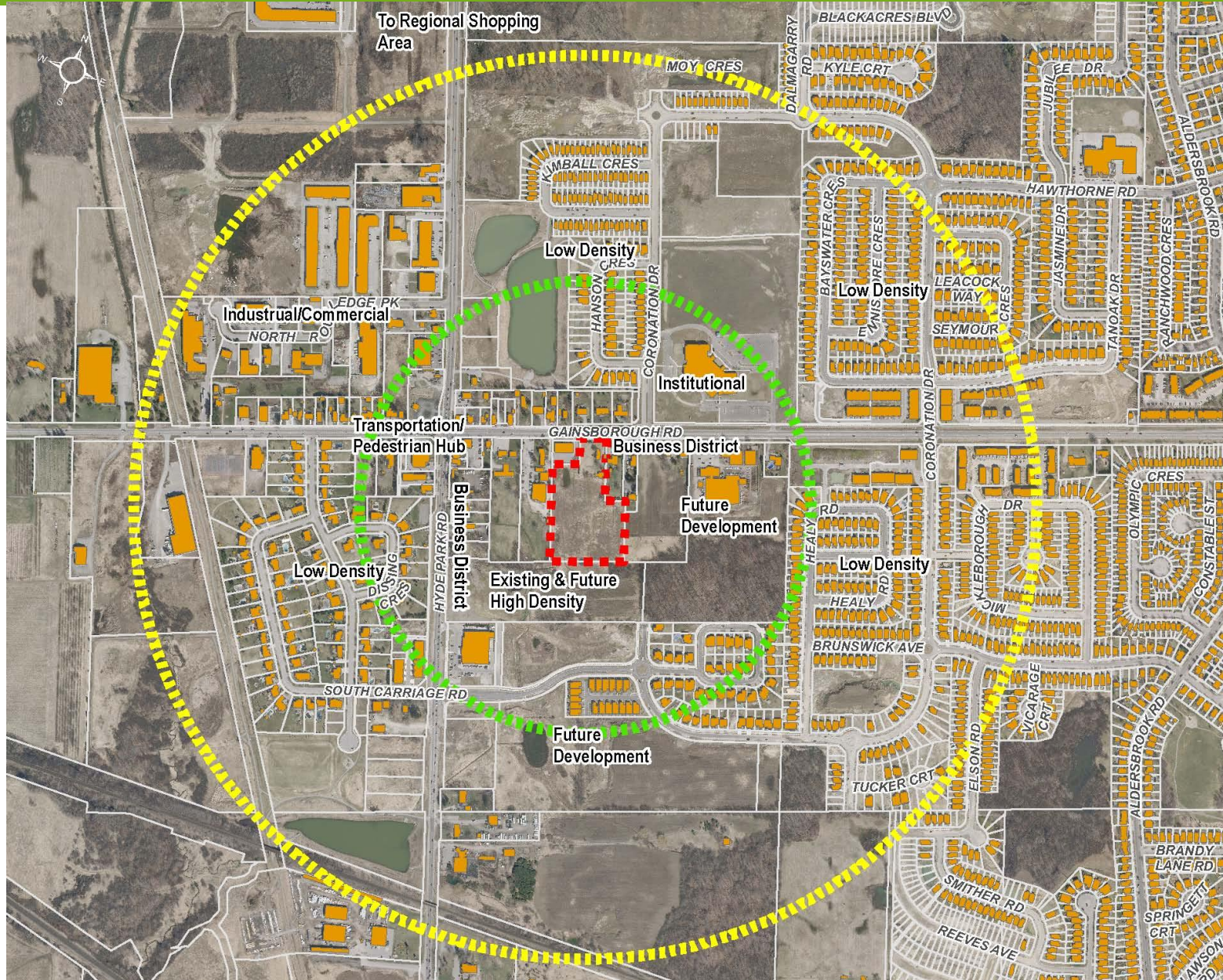
★ Denotes subject site location

## Zoning

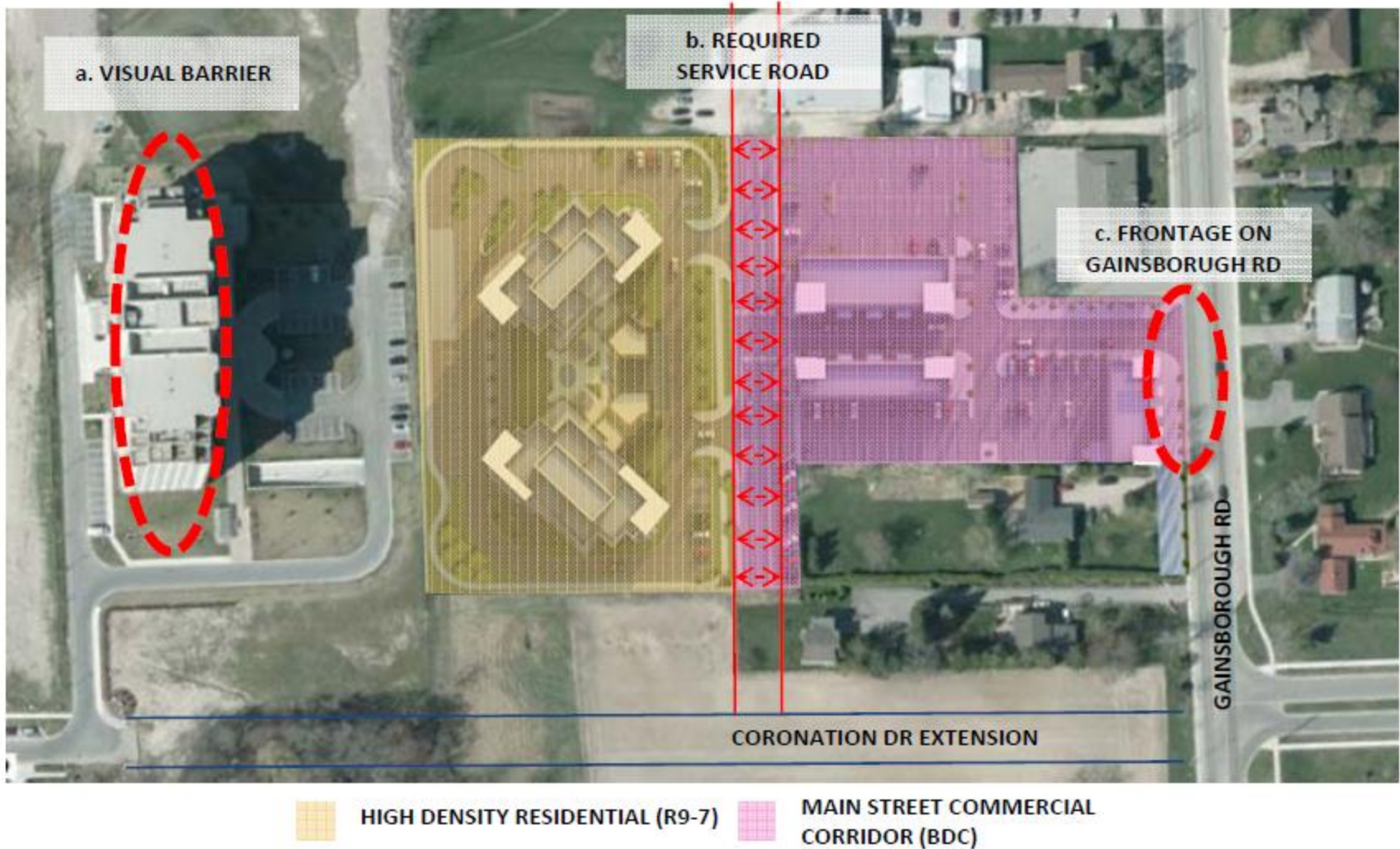
- BDC1/2 (h-17) – holding for Engineering
- UR3 & UR3 (h-2) – holding for EIS (no longer required)
- Rezoning to Residential (R9-7 H50 with special provisions)
- Rezoning Application made for southerly portion
  - Subsequent holding (h-11) added for northerly half recommended by staff



# Site Context | Community Context

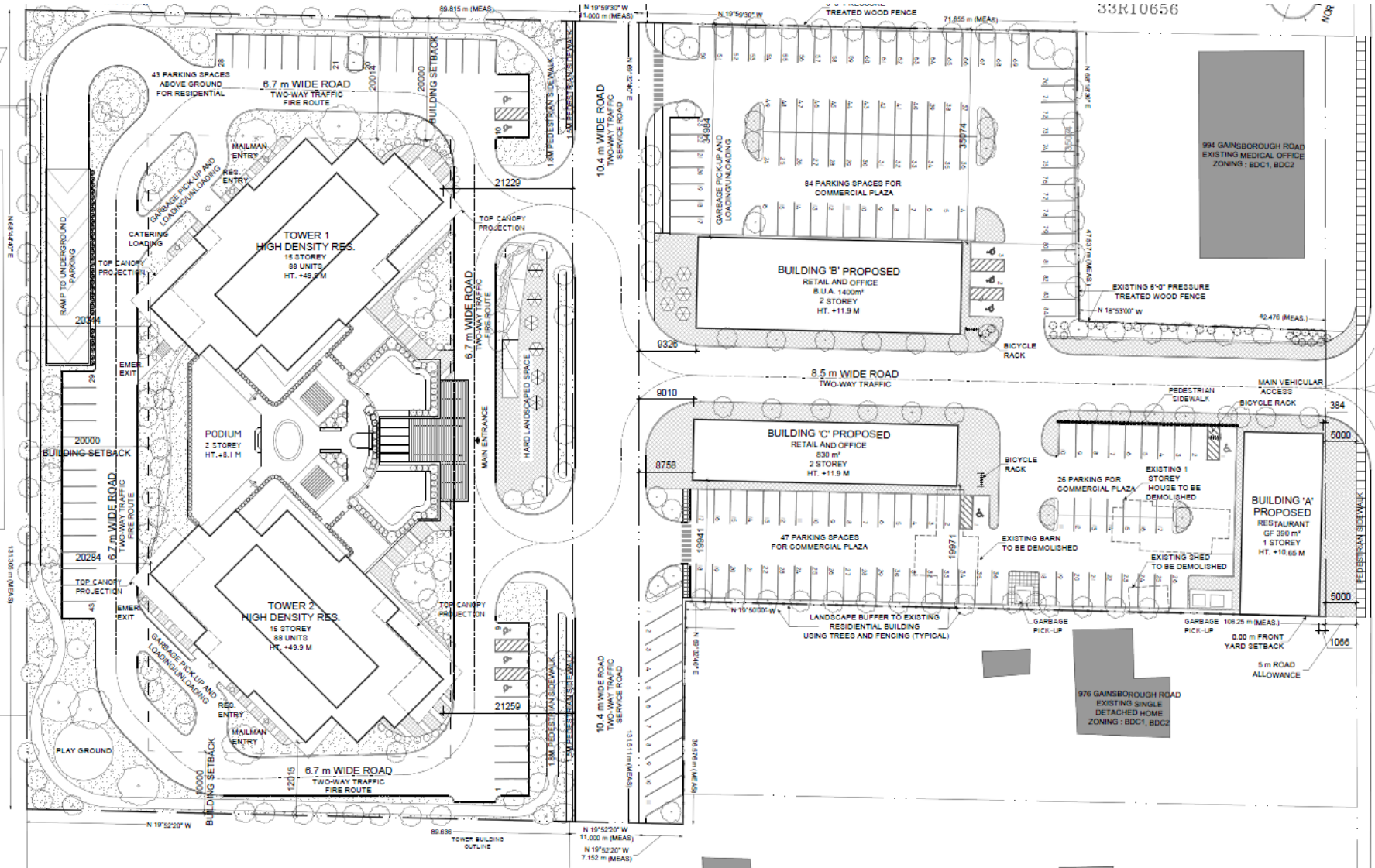






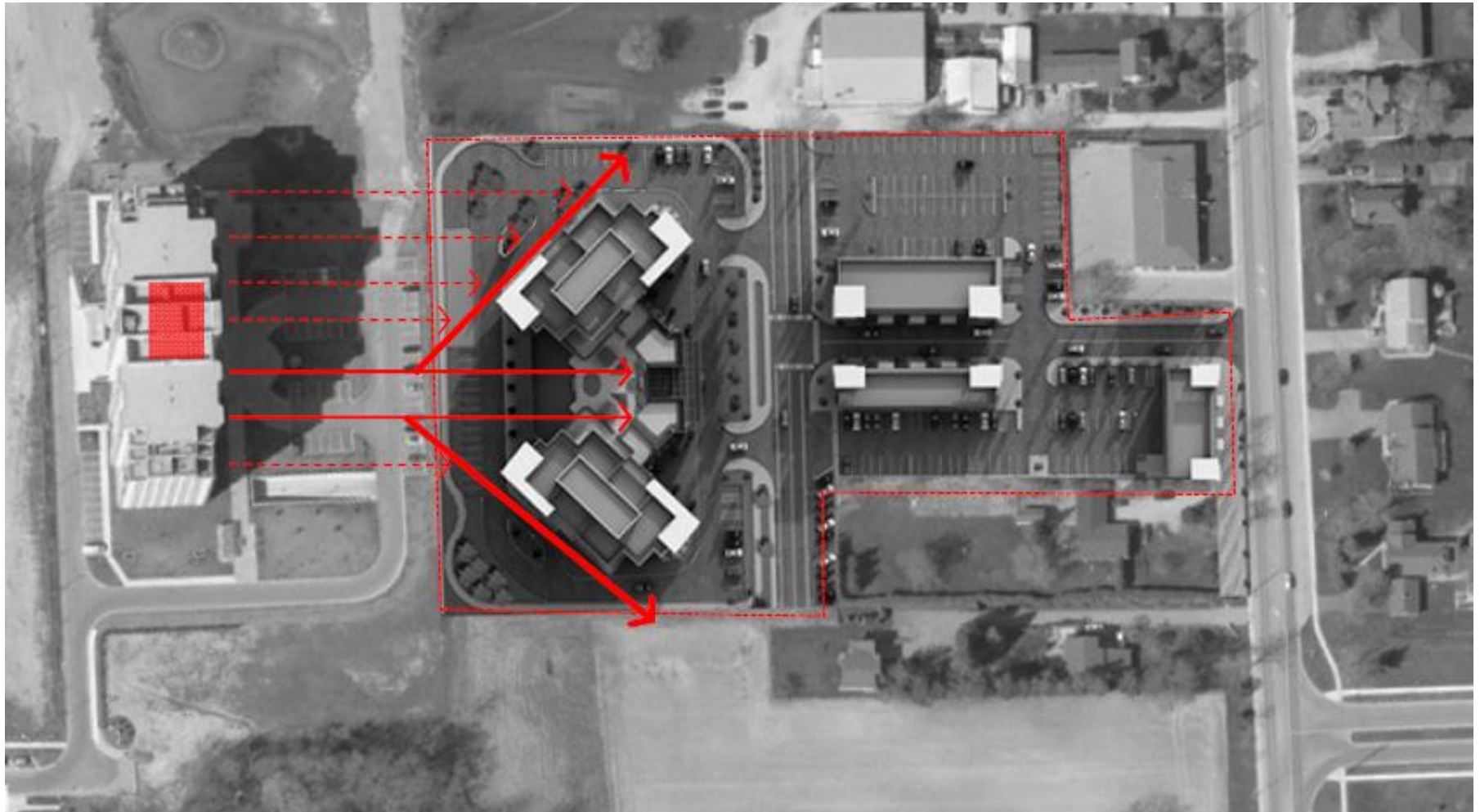


# Design | Site Plan



IBI Group

982 Gainsborough - PEC Meeting  
August 20, 2013























## **The proposed development meets Chapter 11 of the Official Plan and the 2011-2014 Strategic Plan.**

- Infill
- Investment
- Walkability/Seamless Pedestrian Travel
- Vegetation/Tree Planting
- Architectural Continuity
- Street Presence
- Private and Public Amenity Space/Playground

- Meets City Council's 2011 - 2014 Strategic Plan
- Meets Chapter 11 – Urban Design Principles
- Meets the intent of the Official Plan Commercial and Residential Policies
- Meets the intent of the Hyde Park Community Plan
- High Density and Commercial Development
  
- **RECOMMENDATION: COMMITTEE SUPPORT  
STAFF RECOMMENDATION**

# QUESTIONS & COMMENTS

