



**Zelinka Priamo Ltd.**

LAND USE PLANNERS

May 18, 2023

Chair Lehman & Committee Members  
Planning and Environment Committee  
City of London  
300 Dufferin Street  
London, ON  
N6B 3L1

**Re: Item 3.6 – PEC Meeting of May 23, 2023  
Application for Official Plan & Zoning By-law Amendment  
2614442 Ontario Inc.  
644-646 Huron Street**

**City File: OZ-9580**  
**Our File: LAV/LON/22-01**

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We are pleased to provide the Members of the Planning and Environment Committee (“PEC”) with the following information regarding the above-noted Official Plan and Zoning By-law Amendment application (“OPA & ZBA”), further to our review of the Staff Report, dated May 23, 2023.

We respectfully disagree with the Staff Recommendation to refuse the OPA & ZBA, as well as the proposed (alternative) zoning amendment that Staff have recommended for your consideration (“Staff ZBA”), for the following reasons:

### **1. Reduction in Building Height & Density**

The Staff Recommendation is to approve a building height of 20 metres, which is the equivalent of 6 storeys, and a density of 215 units per hectare (70 units); whereas the OPA & ZBA requests permission for a maximum height of 7 storeys, or 23 metres, and a maximum density of 250 units per hectare (82 units).

In our opinion the requested height and density in the OPA & ZBA is appropriate in this instance, based on the following:

- The subject lands are within an area that is comprised of, and has convenient access to, a wide range of land uses, including commercial, residential (including high density), institutional, and open space/recreational.
- The proposed height of 7 storeys represents a minor deviation from the London Plan policies that allow an upper maximum of 6 storeys at this location, and is an appropriate transition in height from lands immediately to the north that are able to

- accommodate up to 14 storeys; the proposed building design is not out of character with nearby high rise development along Adelaide Street N and Kipps Lane; the proposed development is along an arterial road (Huron St) with convenient access to multiple transit routes; and the extra storey is not expected to have an unacceptable adverse impact on surrounding lands.
- By limiting the density to 215 units per hectare, the City will not have the benefit of an additional 12 units within the 7<sup>th</sup> storey that will contribute to the City's goal of achieving 47,000 housing units by 2031, in an area that can sustain residential intensification due to the wide range of uses (commercial, institutional, open space/recreational), services, and infrastructure that are available to serve the daily needs of the area residents. In addition, our client is proposing to include two (2) affordable dwelling units (80% of average market rent) as part of the proposed development.

## **2. Requirement for Building Stepback and Other Design Considerations**

The Staff recommendation and draft amending By-law, includes a requirement for a building stepback of 2 metres above the 3<sup>rd</sup> or 4<sup>th</sup> storey on the front façade.

We are opposed to the requirement for a building stepback for the following reasons:

- A building stepback is a design feature that is not in keeping with the character of surrounding existing high-rise developments.
- A building stepback would create inefficiencies in the design and cost of the proposed building. Revisions to the internal layout would result in larger unit sizes, which are not supportable from a marketing perspective and do not promote affordability.

We are also concerned about the nature and extent of the design issues that are being requested for consideration of the Site Plan Control Approval Authority. The implementation of design enhancements can have a detrimental effect on the viability and cost-effectiveness of a multi-unit residential development, and does not promote affordability. In our opinion, the proposed contemporary building design has been carefully considered within the context of the surrounding neighbourhood and already includes variations in materials, textures, and colours to provide an enhanced streetscape.

## **3. Increased Interior Side Yard Depth**

The Staff recommendation includes a minimum interior side yard depth of 6 metres (where unit windows and balconies face the side yard), whereas the OPA & ZBA

requests a minimum interior side yard depth of 5 metres, a difference of 1 metre. In our opinion, the requested side yard depth of 5 metres is sufficient for the purpose of minimizing impacts related to overlook and privacy, considering the proposed building will be situated towards the west property boundary, abutting a laneway that serves a 3-storey residential development situated north of the proposed building location.

Furthermore, the additional 1 metre setback is negligible for the purpose it is intended to serve; but it would impact the proposed development as it would result in the loss of additional dwelling units, which is contrary to the City's objectives to deliver more housing units.

#### **4. Change in Zoning Category/Draft OPA**

We have no concerns with Staff's recommendation to permit the proposed development within the R9 Zone category, with the understanding that the following special provisions, as per the OPA & ZBA, are included; and there is no requirement for a building setback:

- A minimum interior side yard depth of 5 metres where unit windows and balconies face the side yard;
- A minimum Landscaped Open Space of 29%;
- A maximum density of 250 UPH;
- A maximum building height of 23 metres.

We also request that Staff be directed to provide a draft Official Plan Amendment to permit a maximum building height of 7 storeys on the subject lands.

In addition to the above, we have attached a Project Fact sheet, which summarizes the relevant information regarding the proposed development, including responses to the public/agency comments received thus far. In our opinion, we have satisfactorily addressed all of the relevant comments received relating to height, density, at-grade parking/landscaped open space/amenity space, and building setbacks. As noted above, our client is also proposing to include two (2) affordable units as part of the proposed development.

On behalf of our client, we thank you for the opportunity to provide the above information in advance of the May 23<sup>rd</sup> PEC meeting, and look forward to your consideration of the OPA & ZBA, as proposed by our client. We believe that the proposed development will be a positive addition to the neighbourhood and will provide much needed housing opportunities.

The undersigned will be in attendance to address PEC and to answer any questions regarding the proposed development.

If you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

**ZELINKA PRIAMO LTD.**



Harry Froussios, BA, MCIP, RPP  
Principal Planner

Attachments

cc: Susan Stevenson, Ward 5 Councillor  
2614442 Ontario Inc.

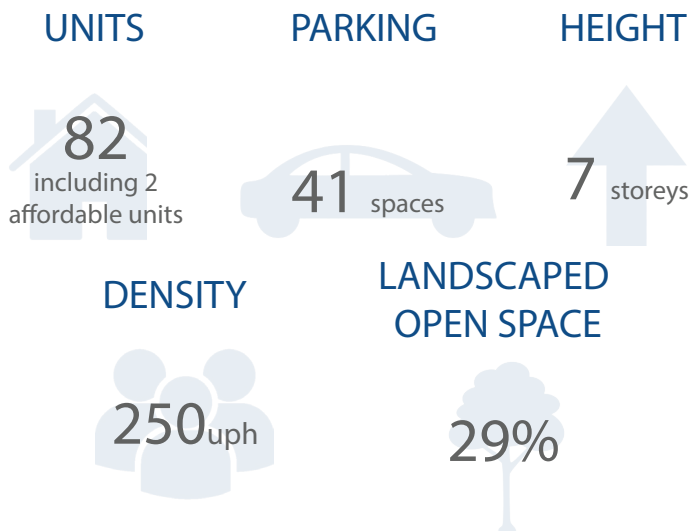
# 644-646 HURON STREET

## PROJECT FACT SHEET

ZPPLAN.COM

CLIENT/DEVELOPER: YOSSI LAVIE

### Project Metrics At-A-Glance



### Requested Amendments

Rezone the subject lands to a site-specific "Residential (R8-4(\_))"

featuring:

- A front yard setback of 2.5 metres, whereas 7.9 metres is required;
- A west interior side yard setback of 5.0 metres, whereas 7.8 metres is required;
- A minimum of 29% landscaped open space, whereas 30% is required;
- A height of 23 metres, whereas 13 metres is the maximum; and,
- A density of 250 units per hectare, whereas 75 units per hectare is the maximum.

### Response to Comments

Height and Density too great:

- Development to the north permitted to be 14-storeys tall;
- Building design considers pedestrian presence;
- Parking provided in accordance with TLP; and,
- increase allows for the provision of affordable units.

Lack of Amenity and Green Space:

- Appropriate landscaping features will be incorporated to enhance at-grade amenity space; and,
- Rooftop amenity space provided to increase overall amenity area.

Stepback required:

- Lowered parapet at 6th floor creates pedestrian scale interface;
- Building design features (including recessed balconies and varying building materials) creates visual appeal; and,
- Stepbacks are not in keeping with character of existing development in the area and would create building design inefficiencies.

### Key Design Features

