



Stantec Consulting Ltd.
600-171 Queens Avenue, London ON N6A 5J7

March 8, 2023
File: 161413851

Attention: File Reviewer
Corporation of the City of London
Development Services
300 Dufferin Avenue
London, ON N6A 4L9

Dear Reviewer,

Reference: ZBA Application– 530 Oxford Street W, London, Ontario Phase 3.

This letter outlines support for a ZBA Application for the two proposed new residential buildings at 530 Oxford Street West in London, Ontario.

EXISTING SITE

The existing property, approximately 5.4 ha in area, is located at the intersection of Wonderland Road and Oxford Street West on the southeast corner. Currently the site is a commercial site and parking lot.

Runoff from the site drains via internal sewers to the drainage channel located south and east of the site which ultimately outlets to Mud Creek. The existing site has a combined runoff coefficient of 0.90.

PROPOSED DEVELOPMENT

The 3rd phase of development proposes two (2) residential apartment buildings with associated parking areas. The parking lot is accessed off Oxford Street West and Wonderland Road. Site runoff will continue to be directed to the drainage channel. There is no expected change to the site runoff coefficient.

PROPOSED STORMWATER MANAGEMENT STRATEGY

The proposed development's runoff coefficient is equal to the existing 0.90 runoff coefficient. Therefore, the internal storm sewer is assumed to be capable of accommodating the peak discharge from the proposed development. An Oil-Grit Separator (OGS) will be sized for 80% TSS removal for the entire system to achieve the required quality controls as dictated by the Mud Creek Subwatershed Study. No quantity controls are anticipated.

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CLOSURE

We trust that this information adequately outlines the proposed stormwater management considerations for the 530 Oxford Street West Phase 3 ZBA Application. If you have any questions regarding the forgoing information, please do not hesitate to contact the undersigned.

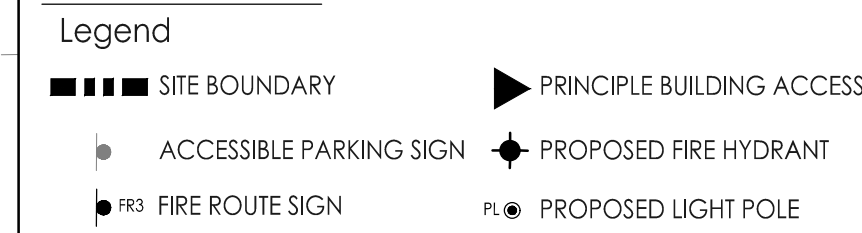
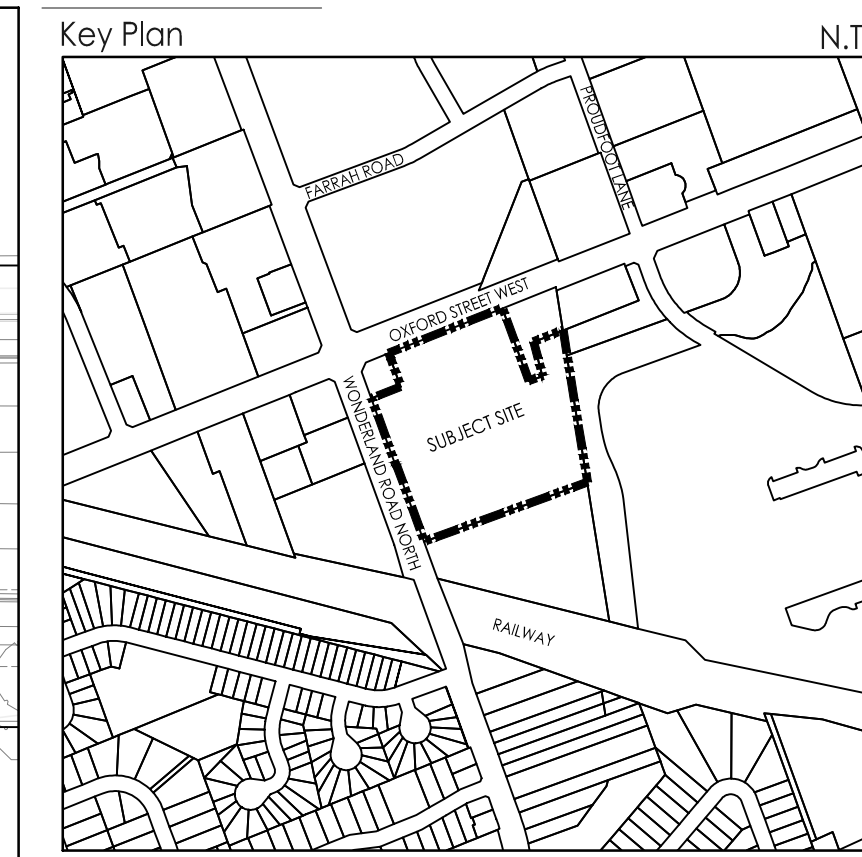
Regards,

STANTEC CONSULTING LTD.

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Design Data

| | | |
|--|---|---|
| Zone: | CSA4 T-66 / OS4 | |
| Proposed Use: | Commercial | |
| Site Area (m ²): | 53,897.4 m ² / 5,389 ha (incl. Wonderland Rd & Oxford St road widenings - 2,249.7m ²) | |
| Gross Floor Area (m ²): | 14,561.1 m ² (commercial only) | |
| Total Units: | 408 residential units + 14,561.1 Commercial (146 units) | |
| Regulation: | Requirement | As Shown on Plan |
| Lot Frontage Minimum (m): | 60.0 m | 156.9 m - Oxford St. |
| Lot Depth Minimum (m): | 60.0 m | 242.4 m |
| Front Yard Depth (m) minimum: | 0.0 m * | 0.1 m |
| Exterior Side Yard Depth (m) minimum: | 10.0 m | 0.0 m **** (BLDG 4) |
| Interior Side & Rear Yard Depth (m) minimum: | 3.0 m from any other zone boundary and 0.0 m with the same CSA zone. | East limit - 6.2 m (to OS4 zone limit) South limit - 13.7 m |
| Landscaped Open Space (%): | 9 % ** | 13.2 % *** 23.7 % (incl. OS4 zone) |
| Lot Coverage Maximum (%): | 30 % | 36.9 % *** & **** 32.3 % (incl. OS4 zone) |
| Height Maximum (m): | 13.1 m ** | 107.5 m **** (BLDG 3) |
| Gross Floor Area (m ²) Maximum (commercial only): | 20,000 | 14,561.1 m ² |
| Density: | T.B.D. | Residential Units - 408 Commercial Units - 146 Total units - 554 Density - 118 uph *** |
| Total Gross Floor Area for Office Uses as a Proportion of Total Gross Floor Area (%) Maximum: | 15 | N/A |
| Total Gross Floor Area for Commercial and Private School uses as a Proportion of Total Gross Floor Area (%) Maximum: | 15 | N/A |
| Total Gross Floor Area for Cinemas (m ²) Maximum: | 1,000 | N/A |
| Parking: | N/A in transit Village land (196) | 416 surface 422 positum/underground |
| Accessible Parking: | 2 + 2% of total parking = 19 Spaces | Type A = 10 Type B = 11 Total = 21 Spaces (surface) |
| Bicycle Parking: | Commercial Tier 1 - 3 spaces plus 0.3 spaces for each 100m ² gross floor area = 44 Residential 1 per unit = 208 | 44 187 long-term 21 short-term |

* PER APPROVED MINOR VARIANCE NO: A111/19
** PER APPROVED MINOR VARIANCE NO: A06/21
*** CALCULATED ON CSA4 ZONE ONLY (EXCLUDES OS4 AREA)
**** MINOR VARIANCE REQUIRED
SHOW TO BE TRUCKED OFF SITE

| | | | | |
|----|-----------------------------|----|----|----------|
| 6. | PROPOSED SUPERMARKET | RT | DH | 22.09.09 |
| 5. | PER CITY OF LONDON COMMENTS | RT | DH | 21.10.06 |
| 4. | FOR SITE PLAN APPROVAL | JC | DH | 21.05.17 |
| 3. | PER CITY OF LONDON COMMENTS | RT | DH | 21.04.15 |
| 2. | PER REVISED UNITS 1, 2 & 3 | RT | DH | 20.12.10 |
| 1. | PER REVISED UNIT 1 | RT | DH | 20.12.14 |

| | | | | |
|----------|---|-------|----------|------------|
| Revision | By | Appd. | YY.MM.DD | |
| 8. | FOR SITE PLAN APPROVAL | RT | DH | 2022.09.09 |
| 7. | FOR SITE PLAN APPROVAL | RT | DH | 2021.10.06 |
| 6. | FOR SITE PLAN APPROVAL | JC | DH | 2021.05.17 |
| 5. | FOR SITE PLAN APPROVAL | RT | DH | 2021.04.15 |
| 4. | FOR SITE PLAN APPROVAL | RT | DH | 2021.02.10 |
| 3. | FOR SITE PLAN APPROVAL | RT | DH | 2020.12.14 |
| 2. | FOR SITE PLAN APPROVAL - 1ST SUBMISSION | RT | DH | 2020.11.03 |
| 1. | FOR SITE PLAN CONSULTATION | RT | DH | 2020.07.30 |

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|------------|----------------|------|-------|------|----------|
| File Name: | I61413851_r.sp | RT | DH | RT | 22.09.09 |
| | | Dwn. | Chkd. | Dgn. | YY.MM.DD |

Permit-Seal

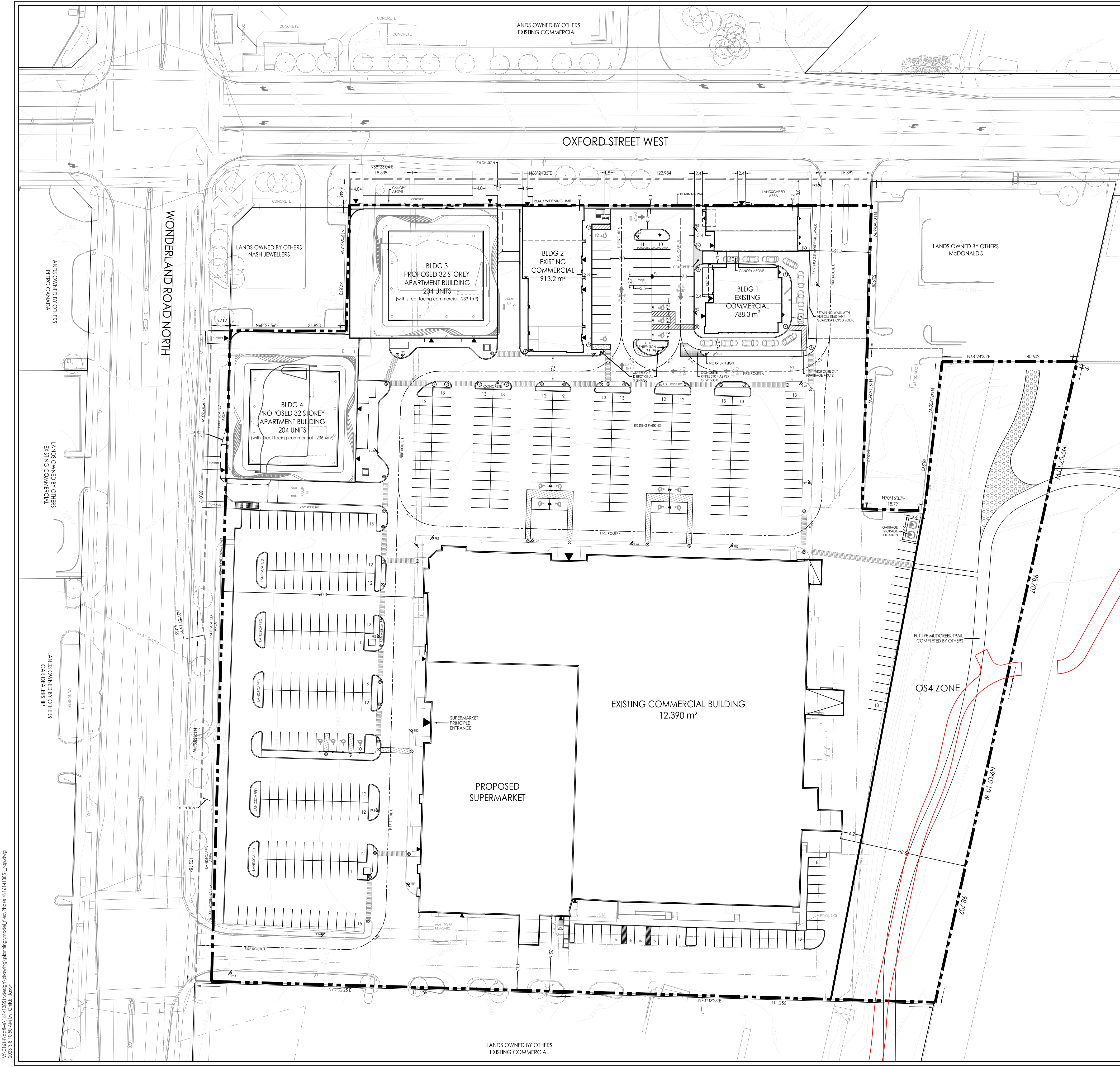
Client/Project
YORK DEVELOPMENTS

530 OXFORD STREET WEST

London, ON Canada

Title
**SITE PLAN
PHASE 4**

| | | |
|-------------|--------|----------|
| Project No. | Scale | |
| 161413851 | 1:600 | |
| Drawing No. | Sheet | Revision |
| 1 | 1 of 2 | 6 |



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