



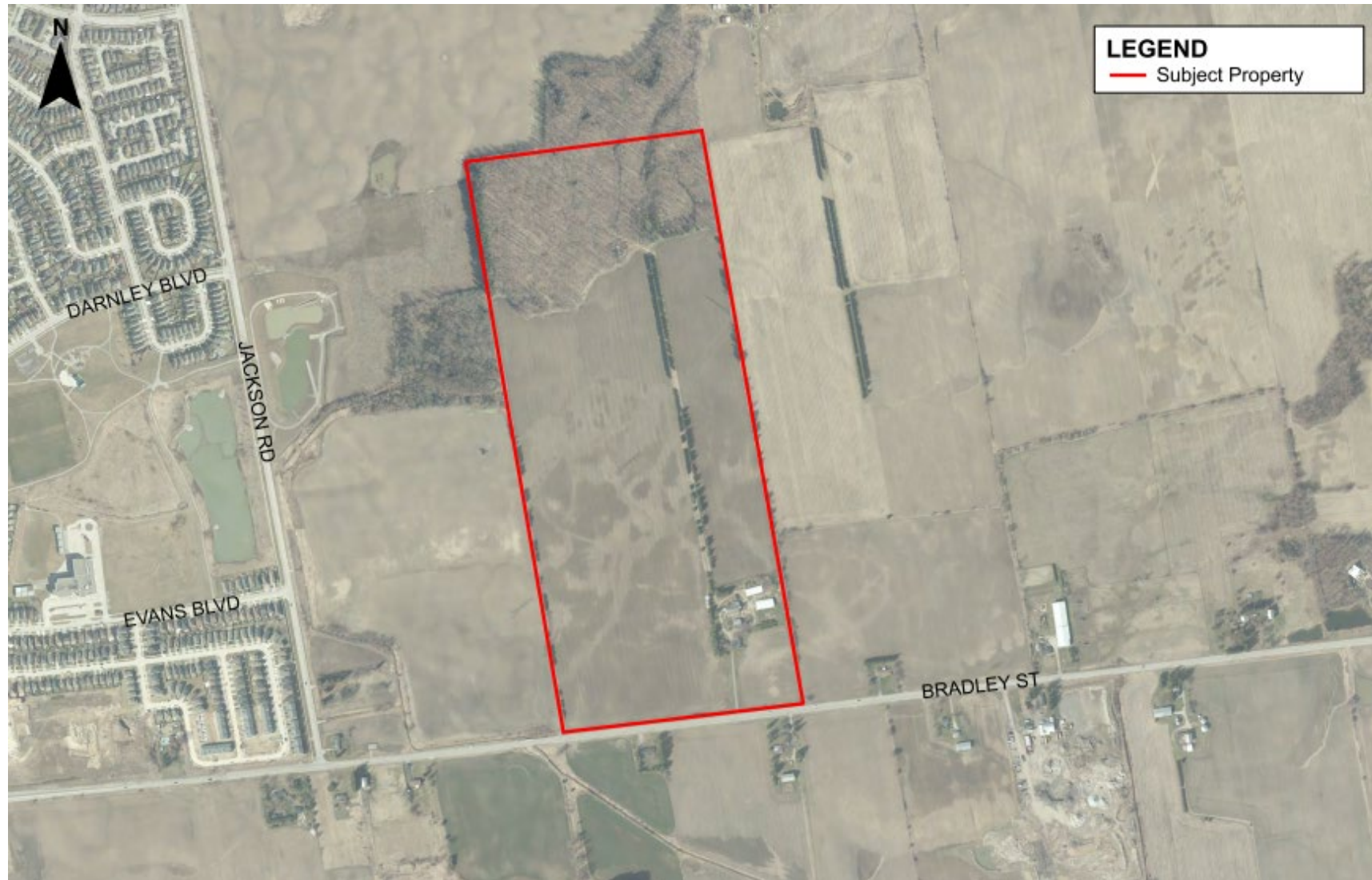
City of London
Planning and Development
Committee

**ZONING BY-LAW AMENDMENT
APPLICATION**

1944 Bradley Avenue, London

June 11, 2024

Subject Property



Aerial Photo of the Subject Property

Location: North of Bradley Avenue, east of Jackson Road

Property Size: 72.11 hectares (104.06 acres)

Current Use:

- Agricultural
- Natural Heritage
- Hydro corridor

Project History and Details

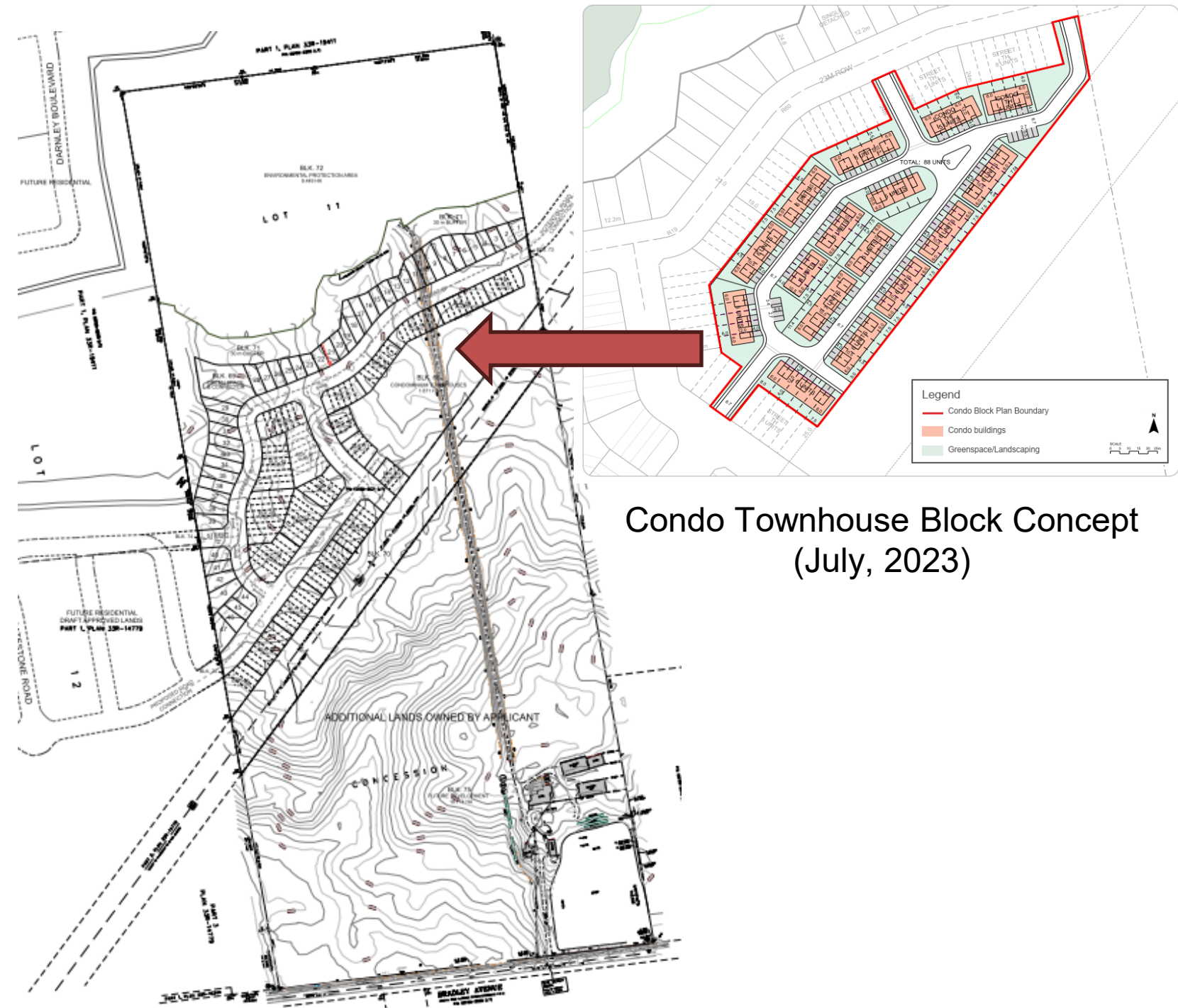
Draft Plan of Subdivision Submission - September 6, 2023

- Single Detached – 47 units
- Street Townhouse – 134 units
- Condo Townhouse – 90 units (approx.)

Conditions of Draft Plan - May 16, 2024

- Condition 4 requires appropriate zoning to be in force before prior to final approval.

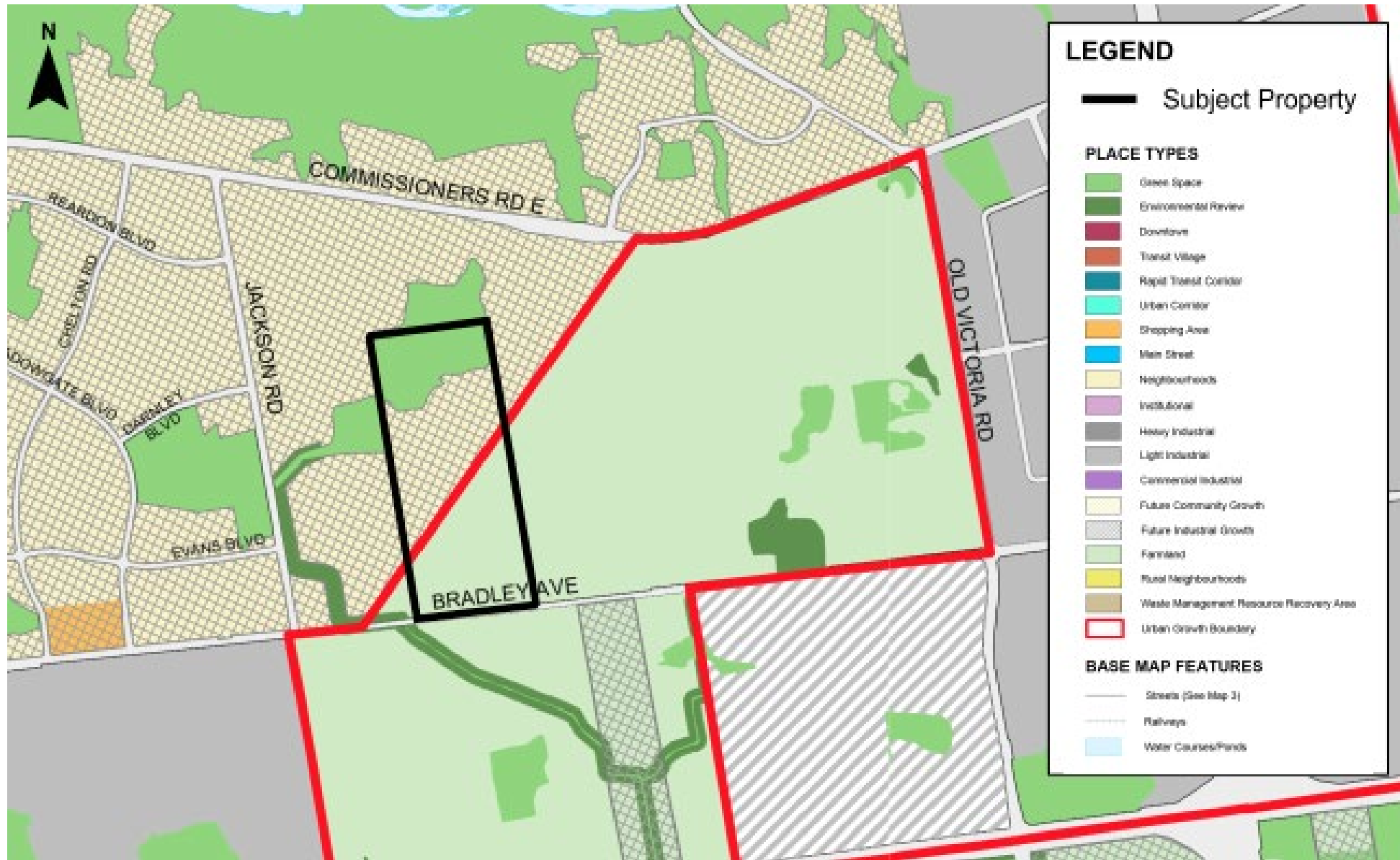
Zoning By-Law Amendment Submission - March 11, 2024.



Draft Plan of Subdivision (Jan, 2024)

Condo Townhouse Block Concept (July, 2023)

Planning Context: The London Plan



Designated **Neighbourhoods** and **Green Space** and **Farmland**.

Neighbourhoods

- Permitted Uses: range of residential uses from single-detached to triplexes and small-scale community facilities.

Green Space

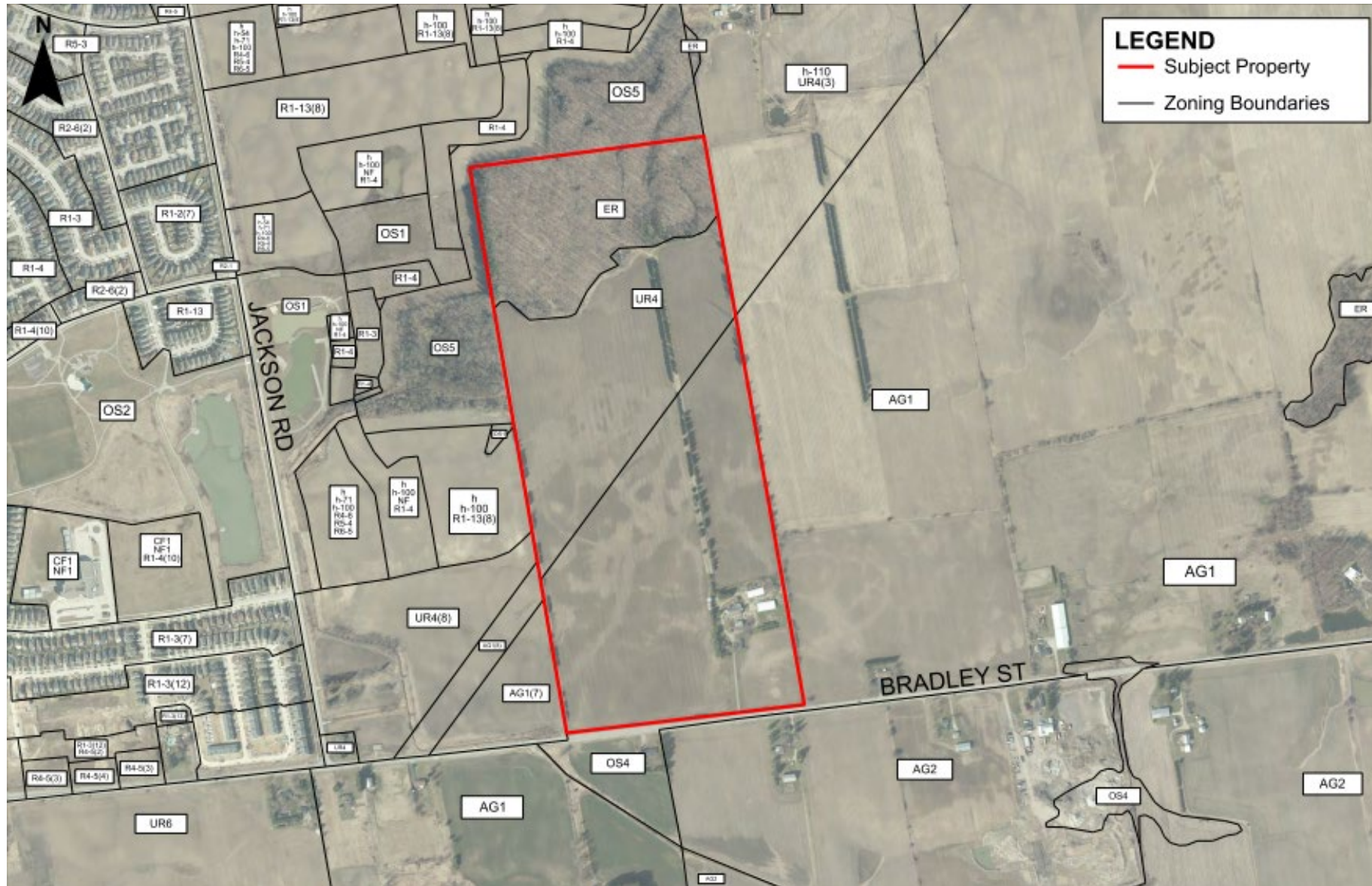
- Permitted Uses: natural heritage features, parks, agricultural uses, conservation, and more.

Farmland

- Permitted Uses: agricultural uses, secondary farm dwelling units, residential uses on existing lots of record, and more.

The London Plan Place Type Schedule

Planning Context: London Zoning By-Law Z.-1



Zoned **Environmental Review (ER)** and **Urban Reserve 4 (UR4)** and **Agricultural (AG1)** outside of it.

Environmental Review (ER)

- Conservation lands, conservation works, passive recreational uses, managed woodlot, and agricultural uses.

Urban Reserve 4 (UR4)

- Permitted Uses: existing dwellings, agricultural uses, conservation lands, passive recreation use, and more.

Agricultural (AG1)

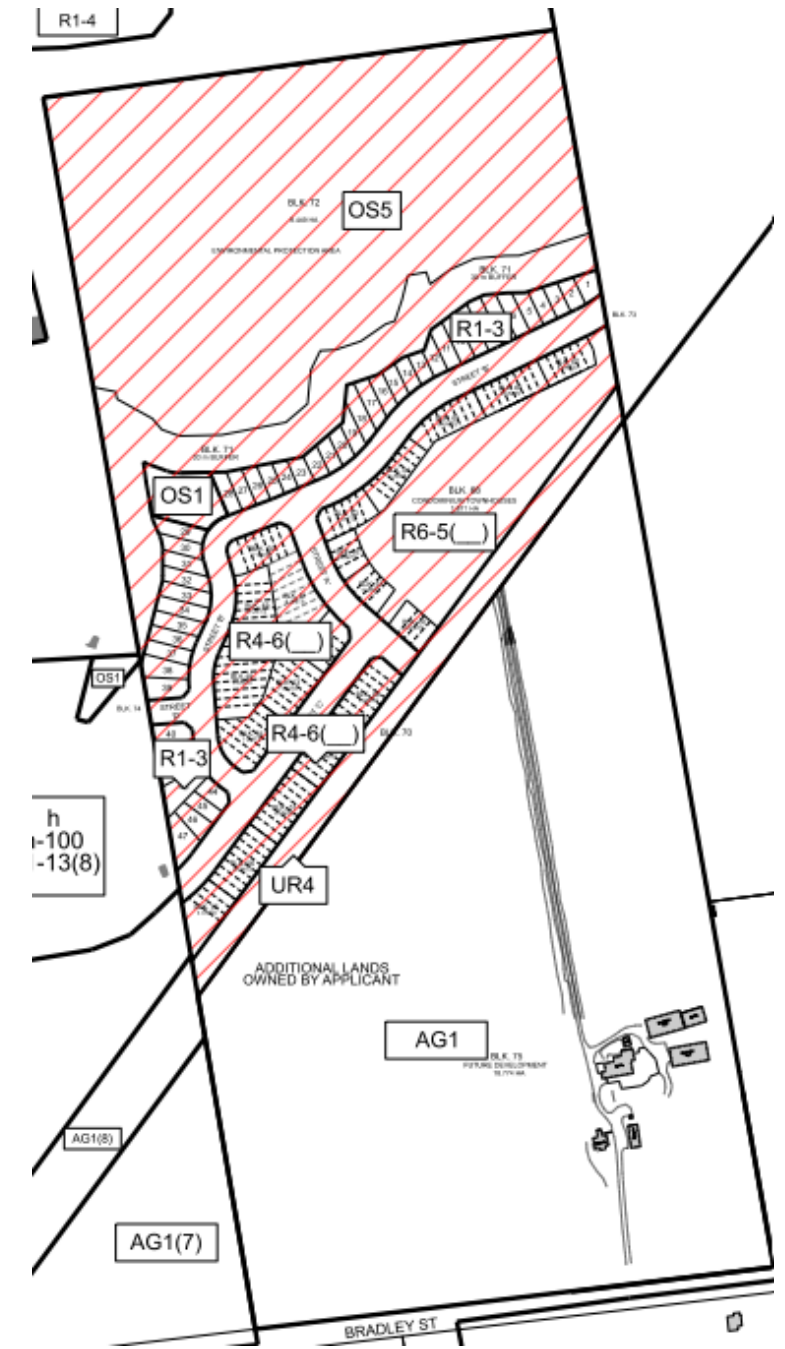
- Permitted Uses: agricultural uses, farm dwelling, forestry uses, conservation lands, passive recreation use, and more.

London Zoning By-Law Z.-1 Mapping

Zoning By-law Amendment

Subdivision Lots / Blocks		Zoning Request	Special Provision
Lots 1 – 47	(Single Detached)	From UR4 to R1-3	N/A
Blocks 48 – 67	(Street Townhouse)	From UR4 to R4-6(XX)	Minimum Frontage of 6.7 metres per unit
Block 68	(Condo Townhouse)	From UR4 to R6-5(XX)	Maximum Density of 50 units per hectare
Block 69	(Environmental)	From UR4 to OS1	N/A
Block 70	(Environmental)	Remaining UR4 Zone	N/A
Blocks 71 and 72	(Hydro Corridor)	From ER to OS5	N/A

Zoning Comparison/Relief Table



Proposed ZBA Schedule

Thank You

Comments & Questions?

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