

Byron community opposition to re-zoning request for 1146 - 1156 Byron Baseline Road

Presenters: Greg Thurston, Dan Doroshenko

Internal

Agenda

Date: August 13, 2018
Location: London City Hall

Presentation Agenda

1. Opposition Statement
2. Errors in Urban Design Brief
3. Urban Design Peer Panel review
4. Location Map
5. Community Involvement
6. Formal Request

Property Details

Address: 1146 - 1156 Byron Baseline Road
Rezoning Request: R1 to R8
Company: 2186121 Ontario Inc (Birani Homes)
Proposed Building Height: 4 stories
Proposed Building Units: 38 units
Property Acreage: 0.54 hectares

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Opposition Statement



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Errors in Urban Design Brief

Springbank Gardens at 420,430,440 North Street London



Springbank Garden apartments are aligned in height to neighboring homes

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Errors in Urban Design Brief

Springbank Gardens at 420,430,440 North Street London



Three storey apartment below grade of Byron Baseline Road

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Errors in Urban Design Brief

Town Homes at 1100 Byron Baseline



Properties are single and two story homes

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Errors in Urban Design Brief

Heritage Property at 1158 Byron Baseline



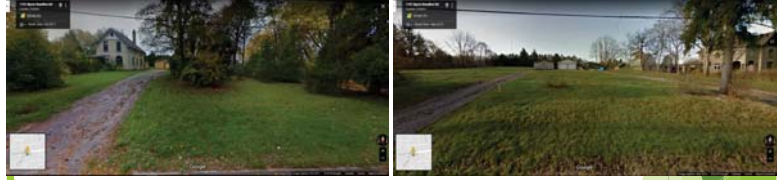
Property is 2.5 story home

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Errors in Urban Design Brief

Google Earth View October 2011

Google Earth View May 2015



Property was not vacant until purchased by the applicant in 2012

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Errors in Urban Design Brief



"Cedar Hedge" does not provide buffer

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Urban Design Peer Review Panel

Direct quotes from panel review on December 20, 2017

- "Amenity space and front yard buffer required"
- "Needs amenity space for tenant"
- "Too tall, too big, footprint too large"
- "Consider different built form to reflect the patterning in neighborhood"
- "Need to look at reducing height or a townhouse model"

Urban Design Peer Review Panel Members

- Adrian Dyer – Studiodyer, Architect
- Jason McIntyre – Cornerstone Architecture, Architect
- John Nicholson – Nicholson Sheffield Architects Inc., Architect
- Janine Oosterveld, City of Kitchener, Urban Designer
- Sung Ae Sim – Terraplan landscape architects, Landscape Architect

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Location Map



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Community Involvement

- Interested Parties – 149
- Concerned Parties – 146
- Community meetings - 3

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Formal Request

The Planning & Environmental Committee recommendation to City Council to decline this request for a zoning change for this development.

City of London opposition to this claim at the Ontario Municipal Board meeting in October, 2018



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