

Planning for an Urban * Village



a complete community focused on a vibrant mixed use centre and diverse residential neighbourhoods

Beaufort / Gunn / Saunby / Essex Street Neighbourhood Secondary Plan

Presentation to the Planning & Environment Committee (PEC)

October 15, 2012

Prepared By:
peter j. smith & company, inc.

VISION

- The Beaufort / Gunn / Saunby / Essex Street Neighbourhood should express an urban village identity reflective of its history, location and demographic.
 - *The urban village is a composition of diverse neighbourhood enclaves surrounding a mixed use centre that acts as a gateway between Downtown London and the University.*



URBAN VILLAGE PRINCIPLES

- **Enhance Character & Identity:** Create a strong sense of place, that is well defined, recognizable
- **Develop a Complete Community:** Develop a complete community that provides access to a diversity of amenities, activities, land uses
- **Support Sustainability & Healthy Lifestyles:** Support sustainability and healthy lifestyles by fostering the development of a community that is walkable, supports active transportation, protects the environment, provides access to parks/open space
- **Connect to the University & Educational Community:** Connect to the University and the educational community by embracing students and residents as part of a shared community.



CONCEPT DESIGN PLAN



Beaufort / Gunn / Saunby / Essex Street Neighbourhood Secondary Plan

CITY OF LONDON, ON

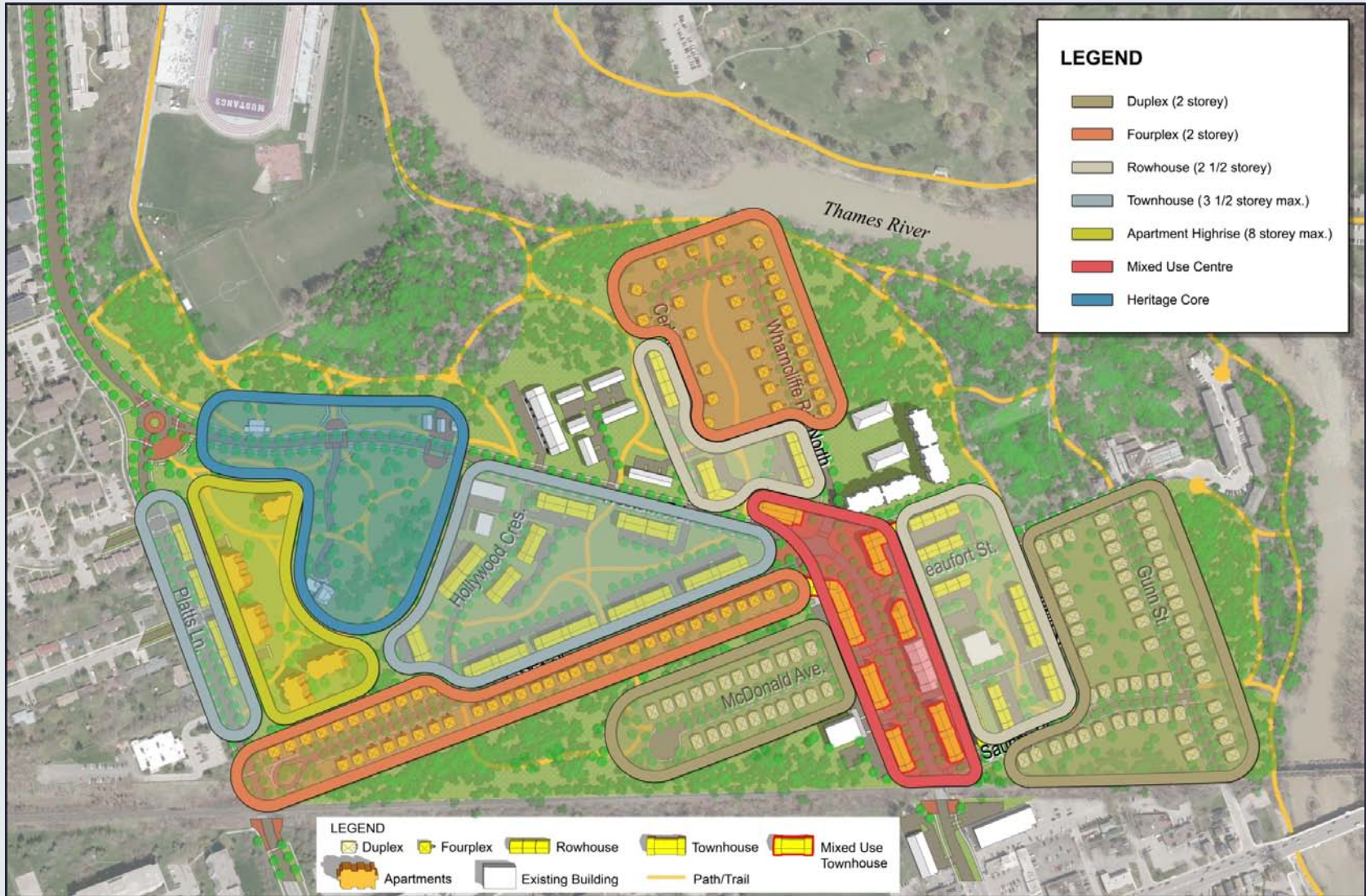
PROPOSED HOUSING TYPES

Support village concept, maintain scale, character

- Single Family
- Duplex and Fourplex: Max 2 storeys
- Rowhouses: Max 2 ½ storeys
- Townhouses: Max 3 ½ storeys
- Mixed Use Townhouses: Max 3 ½ storeys
- Apartments: Max 8 storeys



FUTURE LAND USE PLAN



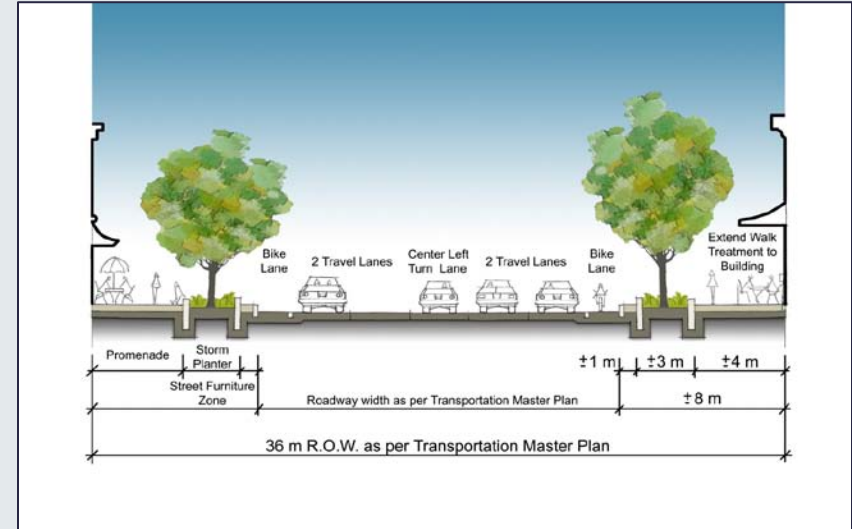
Beaufort / Gunn / Saunby / Essex Street Neighbourhood Secondary Plan

CITY OF LONDON, ON

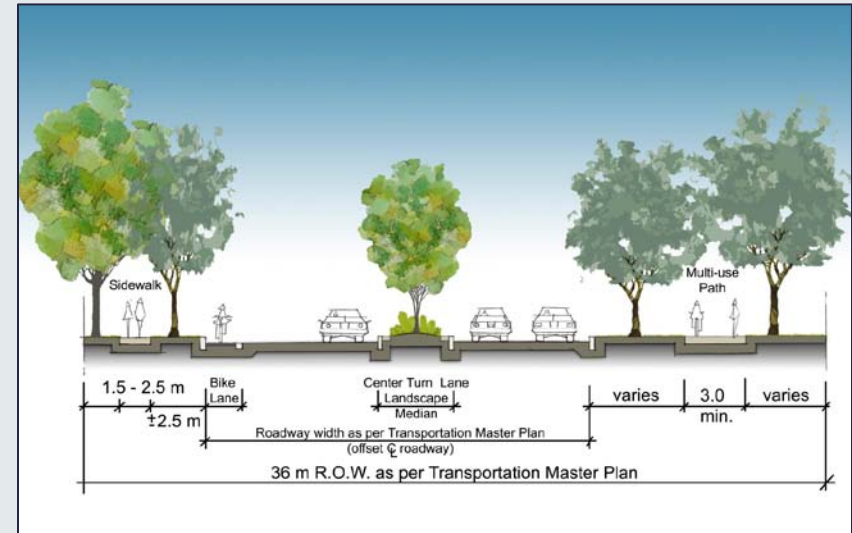
DESIGN based
PLANNING
 peter j. smith & company, inc.

SYSTEM OF COMPLETE STREETS

Village Main Street

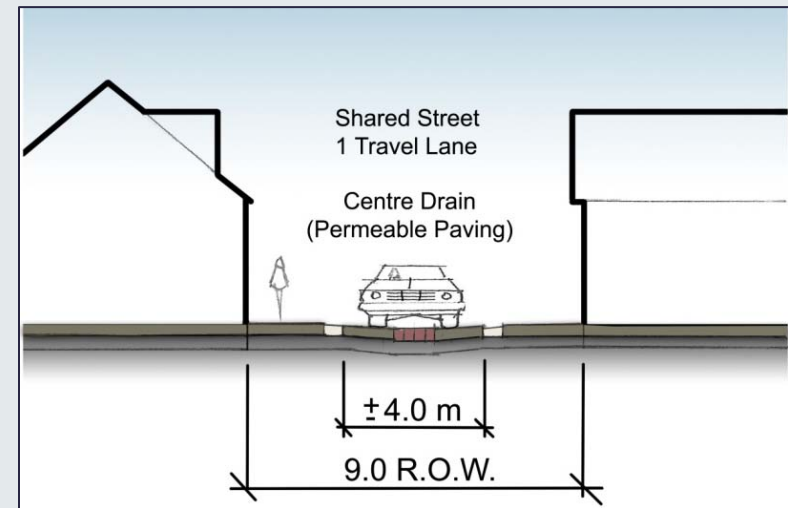
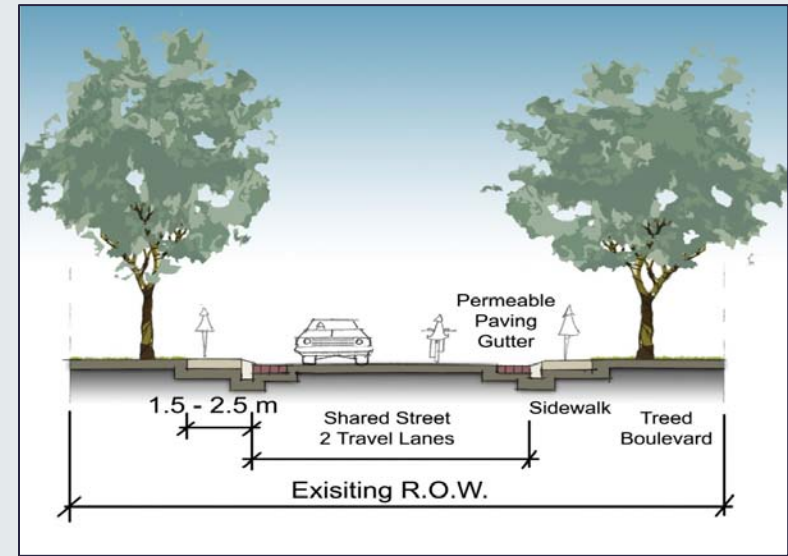


Village Heritage Street



SYSTEM OF COMPLETE STREETS

Village Street



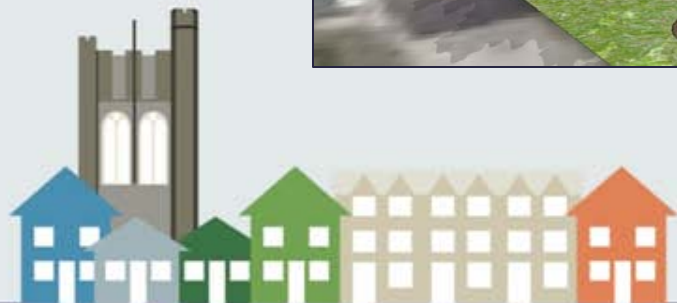
Village Lane

Beaufort / Gunn / Saunby / Essex Street Neighbourhood Secondary Plan

CITY OF LONDON, ON

DESIGN GUIDELINES

- Relationship to the Street
- Quality of Façade
- Amenity Space
- Landscape Open Space



Beaufort / Gunn / Saunby / Essex Street Neighbourhood Secondary Plan

CITY OF LONDON, ON

DESIGN^{based}
PLANNING
peter j. smith & company, inc.

POLICIES

- General Policies
- Urban Design Policies
- Land Use Policies
- Circulation Policies
- Parks and Open Space Policies
- Cultural Heritage Policies
- Sustainability Policies



Beaufort / Gunn / Saunby / Essex Street Neighbourhood Secondary Plan

CITY OF LONDON, ON

POLICY & GUIDELINES CHECKLIST

Policy Question	Yes (Agrees with Plan Policy)	No (Variation from Plan Policy)	Reason for Variation
For all developments:			
Is the development compatible intensification? (Policy 4.2.1)			
Is the development consistent with the land uses identified in the Future Land Use Plan? (Policy 4.4.1)			
Does the development build on the existing character of the neighbourhood to enhance a unique character? (Policy 4.2.3)			
Does the development address future road widening and road allowances? (Policy 4.3.1)			

Policy Question	Design Guideline	Yes (Agrees with Plan Policy)	No (Variation from Plan Policy)	Reason for Variation
Is the development consistent with the maximum building height for the type of development? <ul style="list-style-type: none"> • 8 storeys in apartment highrise land use area • 3 ½ storeys in mixed use centre land use area (articulating the top storey in the roofline) • 3 ½ storeys in townhouse land use areas • 2 ½ storeys in rowhouse land use areas • 2 storeys in duplex and fourplex land use areas (Policy 4.3.2)	Relationship to Street			
Does it reflect the character, finish floor elevation and setback of the neighbourhood of surrounding buildings? (Policy 4.3.7)	Is the building fronts should be parallel to the street?			
Are there street end views to the Thames River on the site? If so, are they enhanced?	Does the building have primary entrance facing the street?			
Are there views to Grosvenor Lodge? If so, are they enhanced? (Policy 4.3.8)	Does the buildings have a sidewalk connecting the primary entrance to the street?			
Is the building oriented to the street, with the primary entrance accessed directly? (Policy 4.3.9)	Does the buildings have a front setback, the average of adjacent buildings?			
Does the development minimize curb cuts? (Policy 4.3.12)	Is the property without fencing in the front yard?			
Is off-street parking located in the rear and/or side yards or underground? (Policy 4.3.10)	Quality of Facade			
If underground parking is provided, are entrances located in the rear or side yards?	Does the building have equal building materials on all sides?			
	Are there a maximum of 2 different building materials?			
	Does the building have non-reflective windows on all sides?			
	Does the building have a pitched roofline?			
	Does the building highlight the primary building entrance with architectural feature/enhancement (porch/patio/verandah)?			
	Amenity Space			
	Does the building have a private outdoor patio/deck for each unit a minimum 9 m ² in size in the rear yard?			
	Does the buildings have an entrance from each unit to its patio/deck?			
	Are adjacent patios/decks separated with a screen a maximum 2.2 metres high from ground level?			
	Landscaped Open Space			
	Does the lot have a minimum of one tree in the front yard?			
	Is the open space in the front yard landscaped with plant materials at a minimum 30%?			
	Is the open space in the rear and side yards landscaped with plant material at a minimum 30%?			
	Are trees native?			



Thank You!

design

based

P L A N N I N G

peter j. smith & company, inc.