

PLANNING AND ENVIRONMENT COMMITTEE MEETING

Z-8945
536 & 542 WINDEREMERE ROAD
2492222 Ontario Inc.

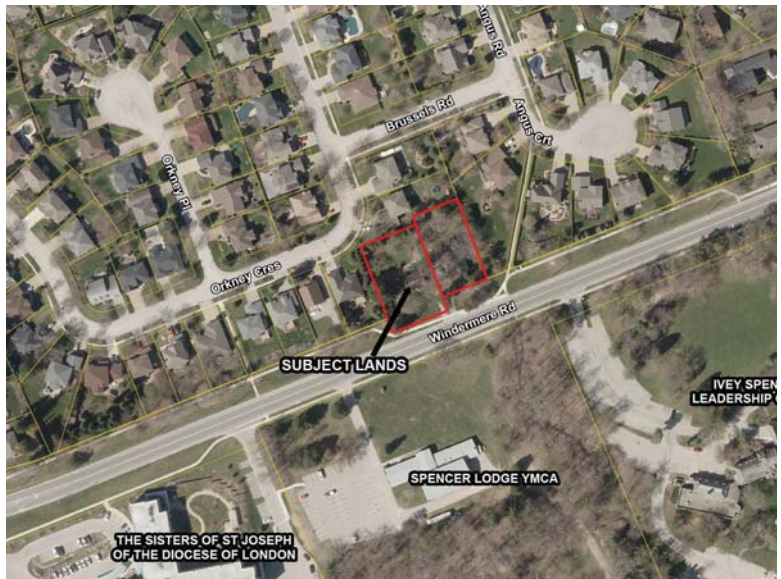
JANUARY 7, 2019



Zoning By-Law Amendment - R1-6 to R5-7()

- To permit 16 stacked-townhouse dwelling units
 - **Maximum of 60 bedrooms;**
 - Minimum front yard setback of 2.1m;
 - Minimum interior side yard setback (west) of 3.0m;
 - Maximum building height of 10.5m; and,
 - Maximum front yard encroachment to permit a porch/patio located at a minimum of 0.2m from the front lot line.

Staff recommendation would also permit 60 bedrooms



QUALITIES FOR INTENSIFICATION

- Unique site in the area, fronts onto an arterial road
- Close to UWO, transit, including future BRT
- Low-rise building
- Appropriate setbacks
- Compatible with abutting uses
- Consistent with policies and intent of 2014 PPS, 1989 Official Plan and The London Plan

16 UNITS VS. 12 UNITS

- Requested zone would permit the same number of bedrooms (i.e. people) as staff recommendation: 60
- 5-bedroom units vs. 3- and 4-bedroom units
- 5-bed units are desirable to a **limited demographic**
- **The London Plan does not provide policies for maximum residential densities** but rather limits intensity by building form
- Building dimensions/area does not change
- Modify staff recommended zoning

PUBLIC COMMENTS

- Parking
- Intensity
- Separation between buildings
- Zoning for people
- Landscaping / Trees

SUMMARY

- Consistent with '89 OP and The London Plan
- Efficient and appropriate use of land
- Detailed design refined through Site Plan Approval
- Agreeable to all City-recommended regulations
- Request motion to amend recommended zoning to permit **16-units (R5-7 zone) with a 60 bedroom limit**

