



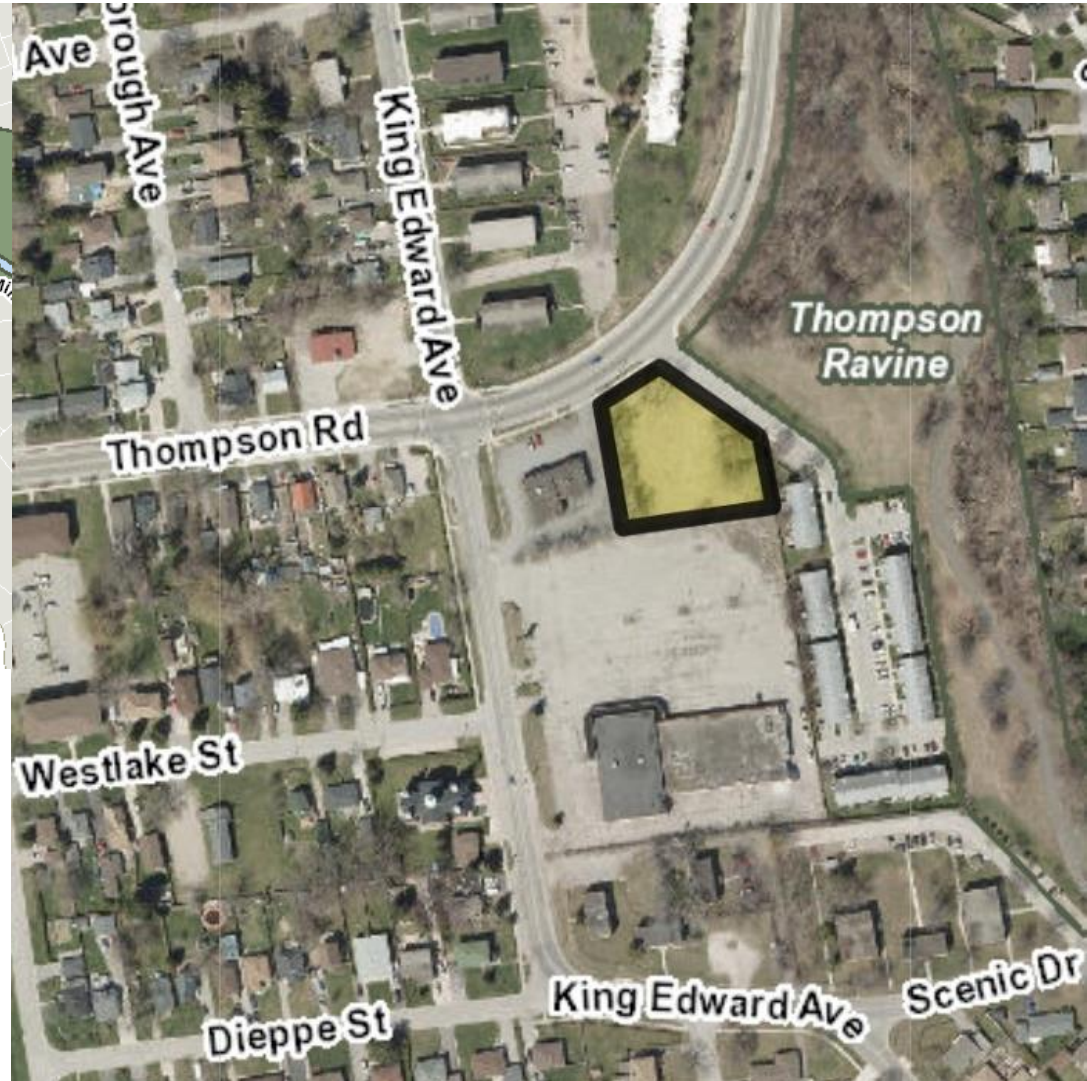
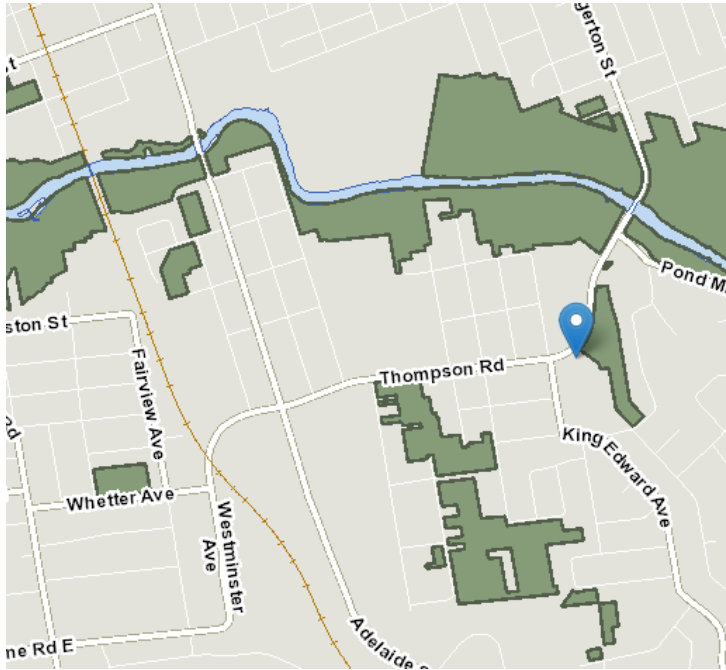
# 403 Thompson Road OZ-9290

March 1, 2021

Planning and Environment Committee



London  
CANADA

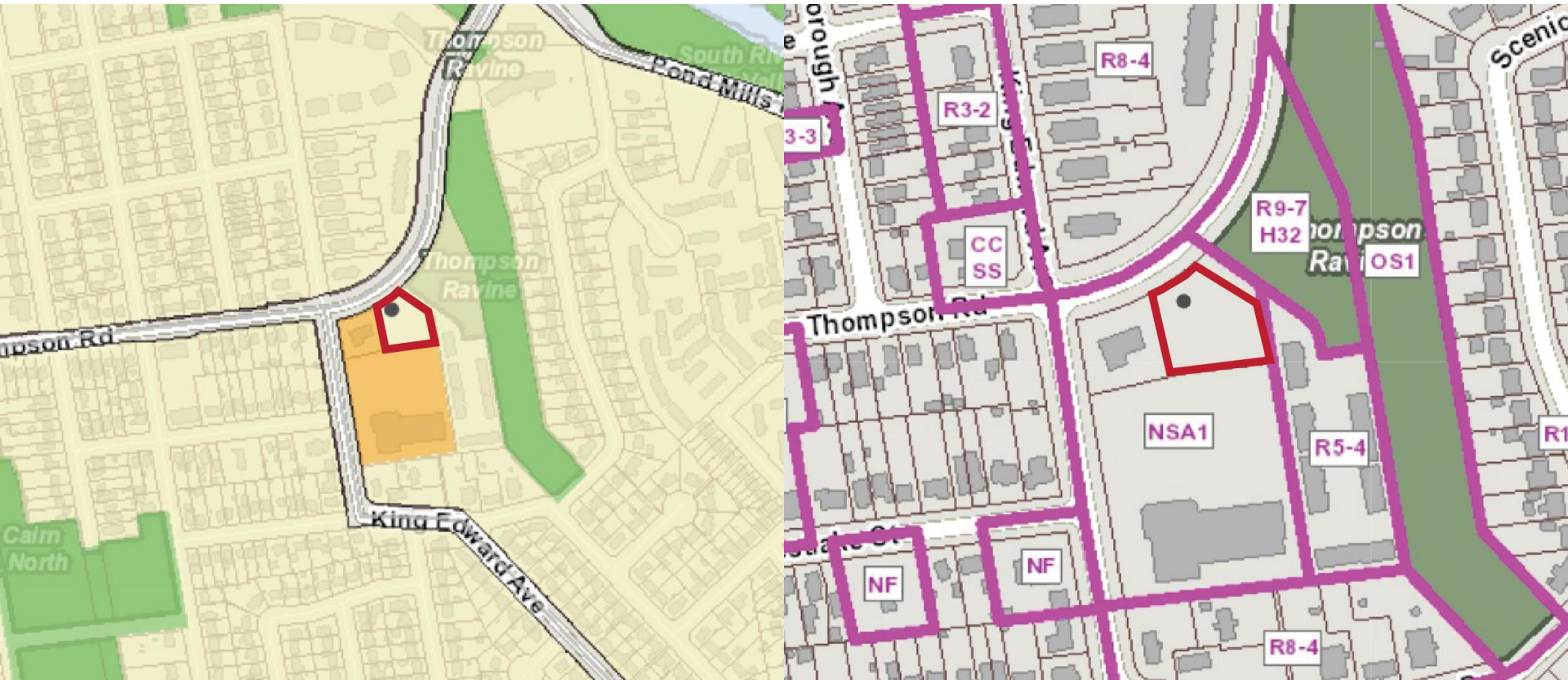


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# London Plan

# Zoning



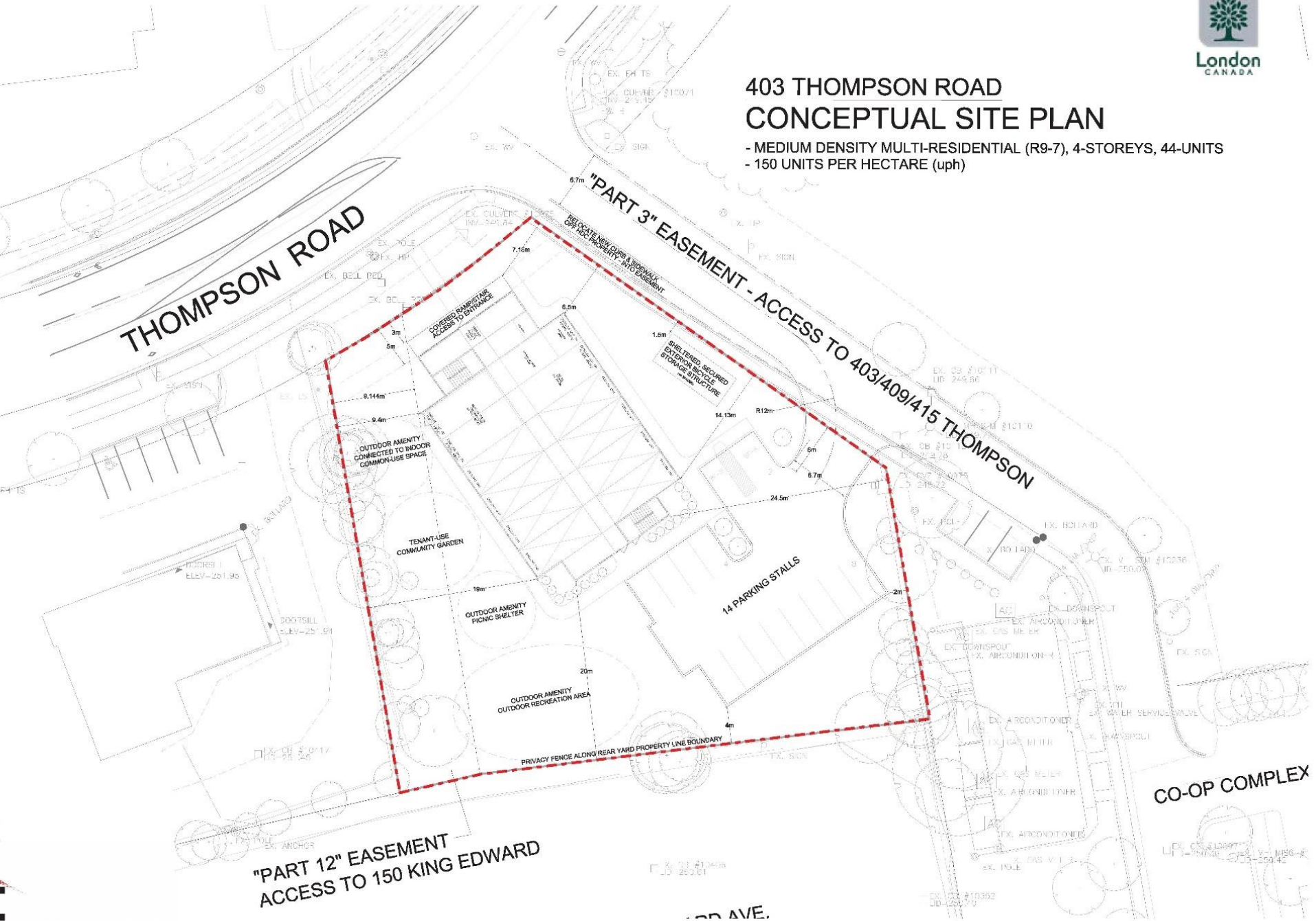


# Requested Amendments

- Official plan amendment to permit a low-rise apartment building.
- Zoning By-law to provide 4-storey, 44-unit apartment building with:
  - 14 parking spaces (min)
  - 27sq.m. bachelor units (min)
  - 27.0m frontage
  - 3.0m front yard (min)

# 403 THOMPSON ROAD CONCEPTUAL SITE PLAN

- MEDIUM DENSITY MULTI-RESIDENTIAL (R9-7), 4-STOREYS, 44-UNITS
- 150 UNITS PER HECTARE (uph)





# Community Concerns

- 17 Comments received
- Concerns included:
  - Parking reduction
  - The use of the legally established shared access
  - Children playing
  - Unit size reduction
  - Height and potential overlook
  - Number of units
  - Opposition to affordable housing in the area



# Recommendation

- Approve Official Plan Amendment to permit low-rise apartment building on site
- Approve Re-Zoning to Residential R9 (R9-7( )\*H14) Zone with special provisions.
- Request Site Plan Approval Authority consider screening measures and secure additional amenity space.



- (a) the proposed by-law **BE INTRODUCED** at the Municipal Council meeting on March 23, 2021 to amend The London Plan to create a specific policy area which permits low-rise apartment building up to 4-storeys within the Neighbourhoods Place Type on the subject lands located at 403 Thompson Road;
- (b) the proposed by-law **BE INTRODUCED** at the Municipal Council meeting on March 23, 2021 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in part (a) above, to change the zoning of the subject property **FROM** a Neighbourhood Shopping Area (NSA1) Zone **TO** a Residential R9 Special Provision (R9-7(\_))•H14) Zone;
- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
  - i) Provision of increased amenity space to support reduced unit sizing; and,
  - ii) Provision of perimeter trees along the south and southeast limits of the site to provide screening.