



345 Sylvan Street OZ-9297

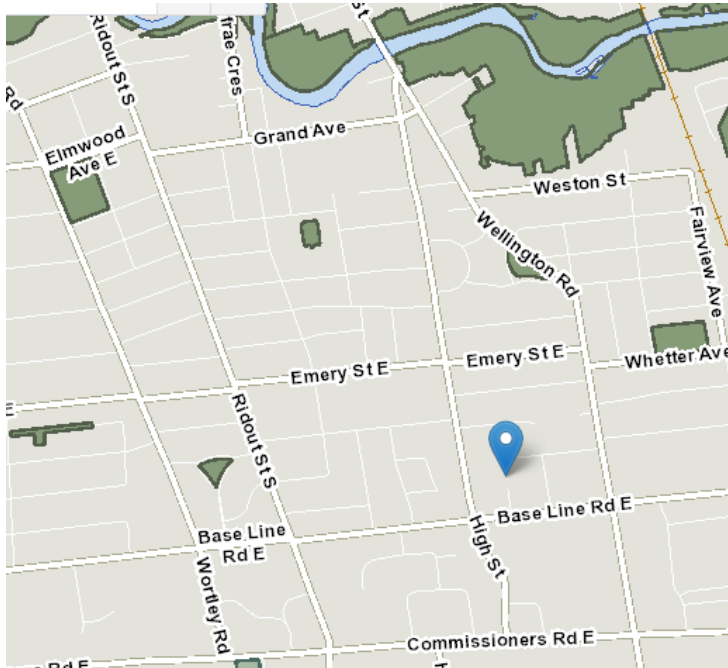
March 1, 2021

Planning and Environment Committee

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London
CANADA

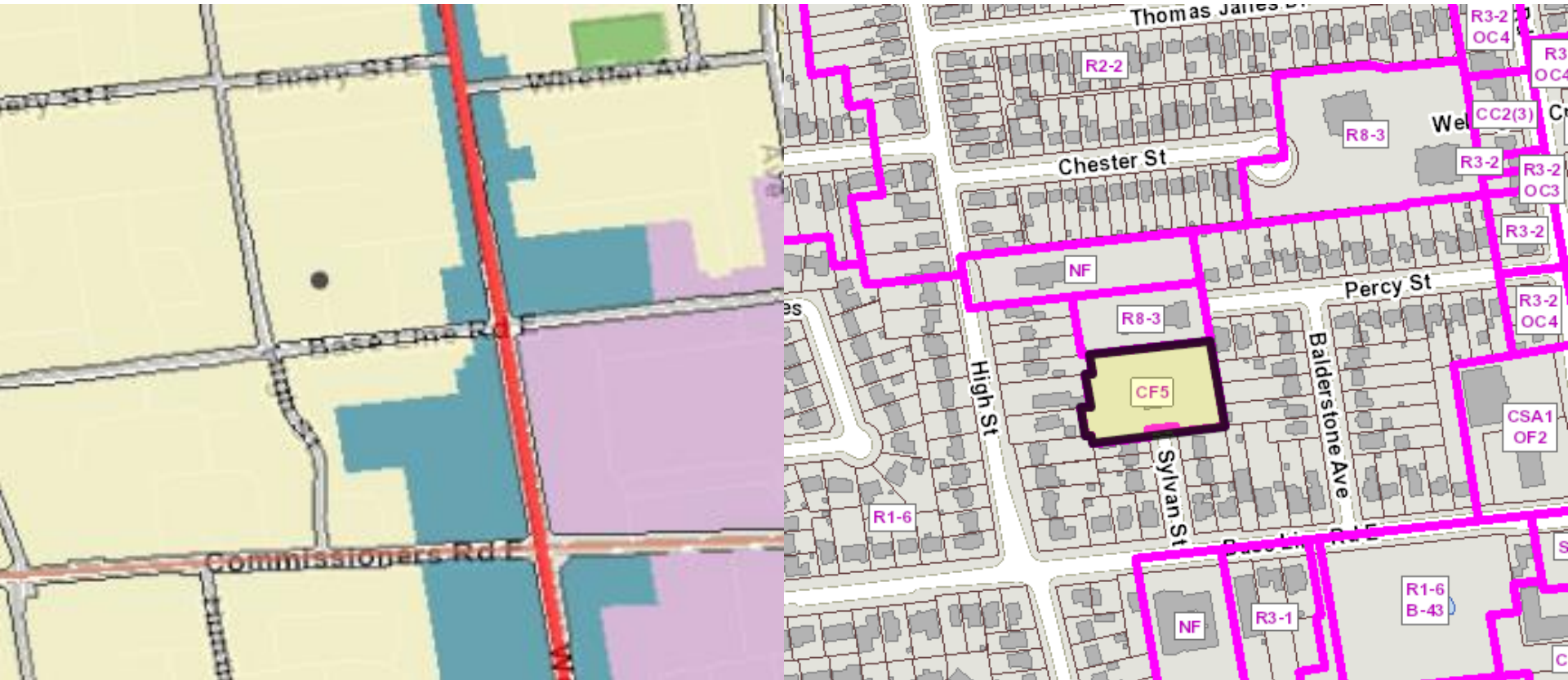


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London Plan

Zoning





Requested Amendments

- Official plan amendment to permit a low-rise apartment building.
- Zoning By-law to provide 3-storey, 42-unit apartment building with:
 - 21 parking spaces (min)
 - 41 sq.m. one-bedroom units (min)
 - 20.0m frontage
 - Front yard accessory structure (bicycle parking)



42-UNIT, 3-STOREY
APARTMENT BUILDING
(Building height = +/- 10m)

OUTDOOR AMENITY
ACTIVE RECREATION AREA

OUTDOOR AMENITY
CONNECTED TO INDOOR
COMMON-USE SPACE

COMMON-USE
AMENITY SPACE

GARBAGE
STORAGE ROOM

BICYCLE STORAGE

TENANT-USE
COMMUNITY GARDEN

R9m

R12m

OUTDOOR AMENITY
PICNIC SHELTER

OUTDOOR AMENITY SPACE

SHeltered Secured
EXterior BICYCLE
STORAGE STRUCTURE

20m

6.7m

7.4m

8m

32m

6m

9m

8.9m



Community Concerns

- One response
- Overflow parking
- Bicycle theft
- Screening measures and protection of existing trees.



Recommendation

- Approve Official Plan Amendment to permit low-rise apartment building on site
- Approve Re-Zoning to Residential R8 Special Provision (R8-4(_)) Zone with special provisions.
- Request Site Plan Approval Authority preserve existing trees to maintain screening.



- (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 that permits low-rise apartment building up to 3-storeys within the Neighbourhoods Place Type on the subject lands located at 345 Sylvan Street;
- (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** Community Facility (CF5) Zone **TO** a Residential R8 Special Provision (R8-4(_)) Zone;
- (c) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) Screening to be achieved through the maintenance of existing perimeter trees throughout the development process, and with replacement, as needed.