



# 39CD-20502/OZ-9192: 101 Meadowlily Road South



Planning and Environment Committee  
March 29, 2021



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# Subject Site

- Located NE of Highbury Ave S and Commissioners Road E
- Located between the Highbury Woods and Meadowlily Woods ESA



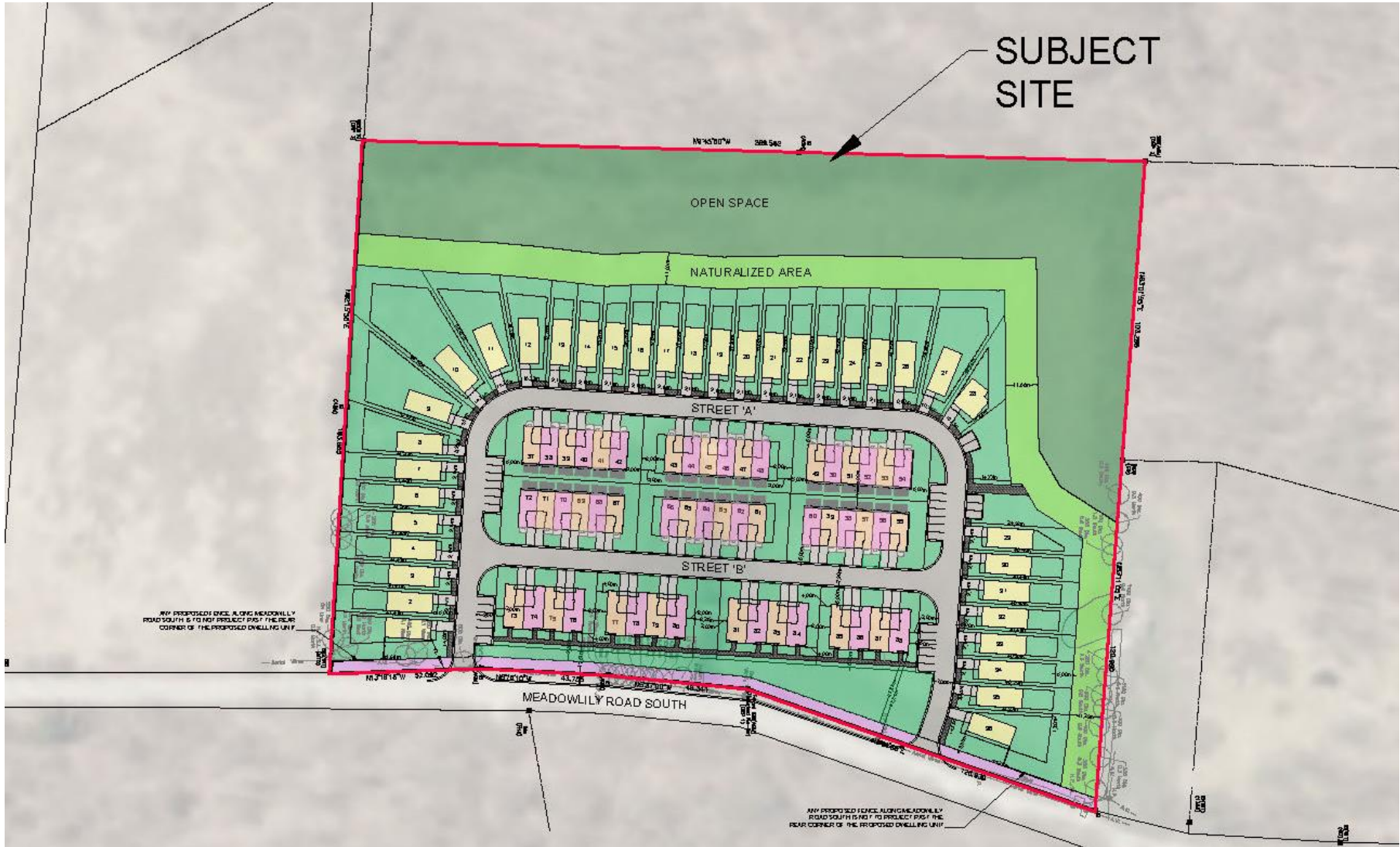


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# Nature of Application

- City initiated Official Plan Amendment to Change from:
  - Urban Reserve Community Growth TO Low Density Residential
- Zoning Amendment and Vacant Land Condominium Application to permit:
  - An 88 unit, cluster residential development;
  - 36 single detached dwelling units; and
  - 10 townhomes (52 units).

# Conceptual Site Plan

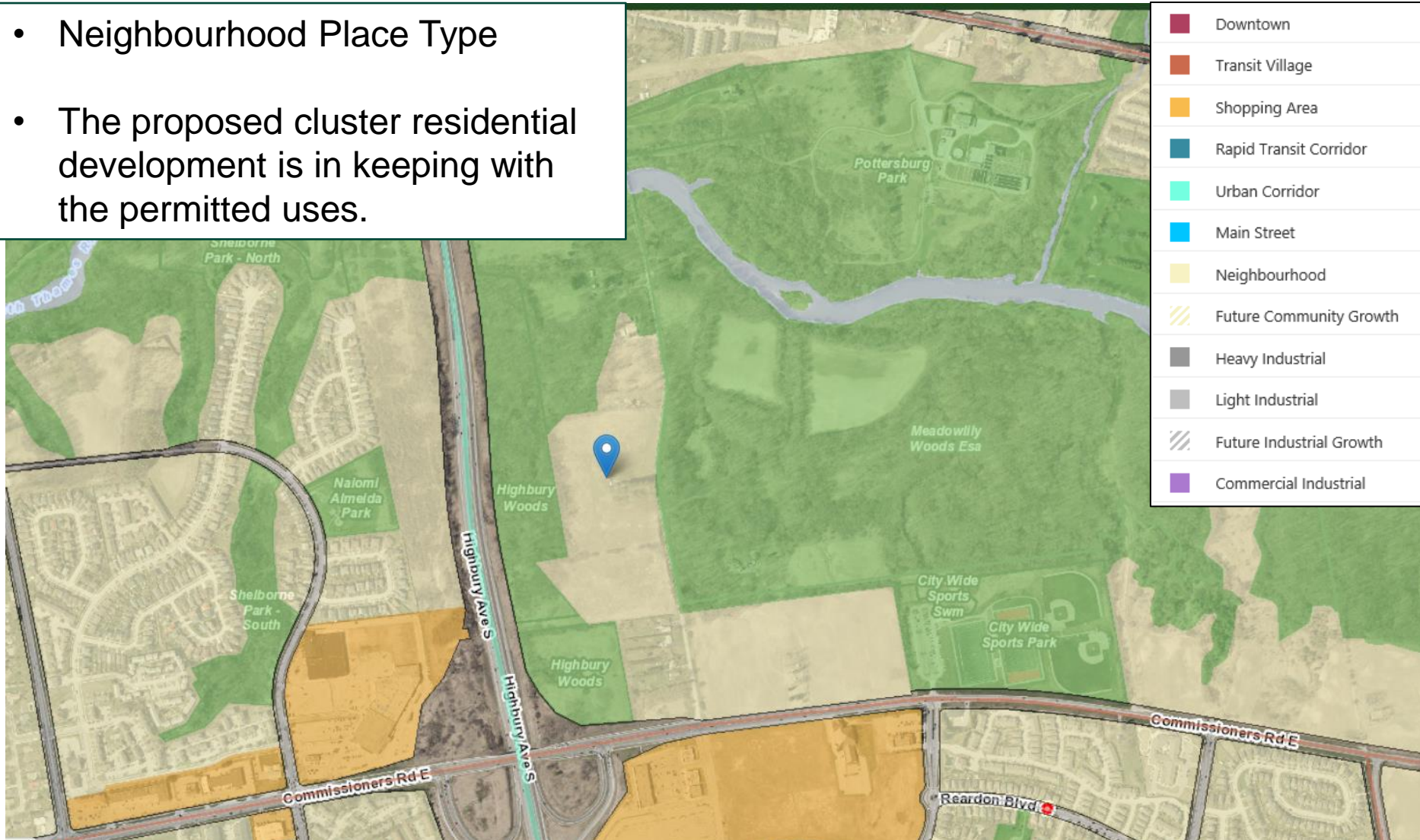




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# Policy Snap Shot — The London Plan

- Neighbourhood Place Type
- The proposed cluster residential development is in keeping with the permitted uses.





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# Policy Snap Shot — 1989 Official Plan



## Urban Reserve Community Growth

- Identifies lands that will be used for a mix of urban land uses in the future.
- The City has initiated an application to change these land to LDR.
- This is appropriate on a site-specific basis and is in keeping with The London Plan



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# Public Concern

- **Traffic**
  - Through the review process it was determined the proposed use will not generate significant levels of traffic and should not have adverse affects in the area.
- **Safety**
  - Sight Line Analysis was completed to ensure safe site lines are available.
  - A reduction in speed to 40 km/h is forth coming through a Council approved initiative to reduce speeds on local roads throughout London.
  - The applicant removed 14 driveways from accessing Meadowlily Road South helping improve safety along Meadowlily Road South.
- **Parking**
  - On street parking is an ongoing issue.
  - The VLC provides sufficient parking and has increased the proposed parking from 10 spaces to 31 in the revised plan.



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# Public Concern

- Impacts on Surrounding Features
  - Staff feel appropriate buffering has been provided between land uses.
    - A 35m setback from the drip line from the Highbury Woods is being provided.
    - All lands outside of the development limit will be dedicated to the City and are to be zoned and designated Open Space.
    - The existing R.O.W. provides a significant buffer and hard boundary between the lands uses to the east and does not allow for the potential encroachment of the proposed development into the natural heritage feature.
    - This combined with the proposed setbacks create an appropriate buffer and separation between land uses resulting in minimal impacts from the proposed development on the abutting ESA.





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# Public Concern

- Heritage Character
  - Staff feel that with the reduced height along Meadowlily Road South, proposed setbacks and removal of the driveways and garages the development provides an appropriate response to the abutting lands and rural setting of the area.
  - The large more functional greenspace in front of the development provides greater opportunity to implement the recommendations outlined through the HIA in an effort to maintain the rural context.



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# Public Concern

## Stormwater/Flooding:

- As part of the Site Plan approval process the applicant is required to demonstrate that stormwater will not impact the surrounding lands.
- Through the site plan process the applicant has been able to prove that the site's stormwater management design will match and/or improve the site's pre-development conditions.



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# Recommendation

- Staff is recommending approval of the proposed amendments.
- The proposal is in keeping with the policies of the 1989 Official Plan, The London Plan, and PPS 2020.
- The proposal facilitates the development of an underutilized property and encourages an appropriate form of development.
- The subject lands are located in close proximity to arterial roads ensuring easy access to the 401 and other areas and services within the City.
- The site is situated near two community commercial nodes which will support and benefit from the proposed increase in density in the community.