



London
CANADA

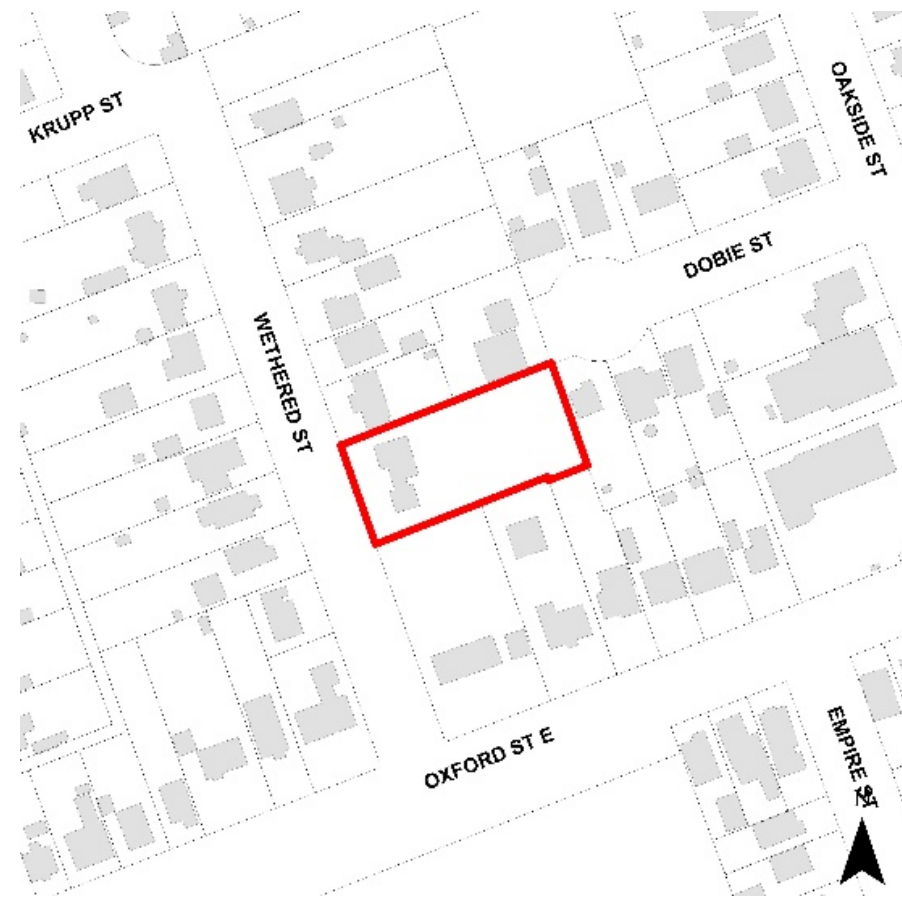
Z-9309: 16 Wethered Street



City of London
May 31, 2021



Subject Site





Property at a Glance

The London Plan

- Neighbourhood

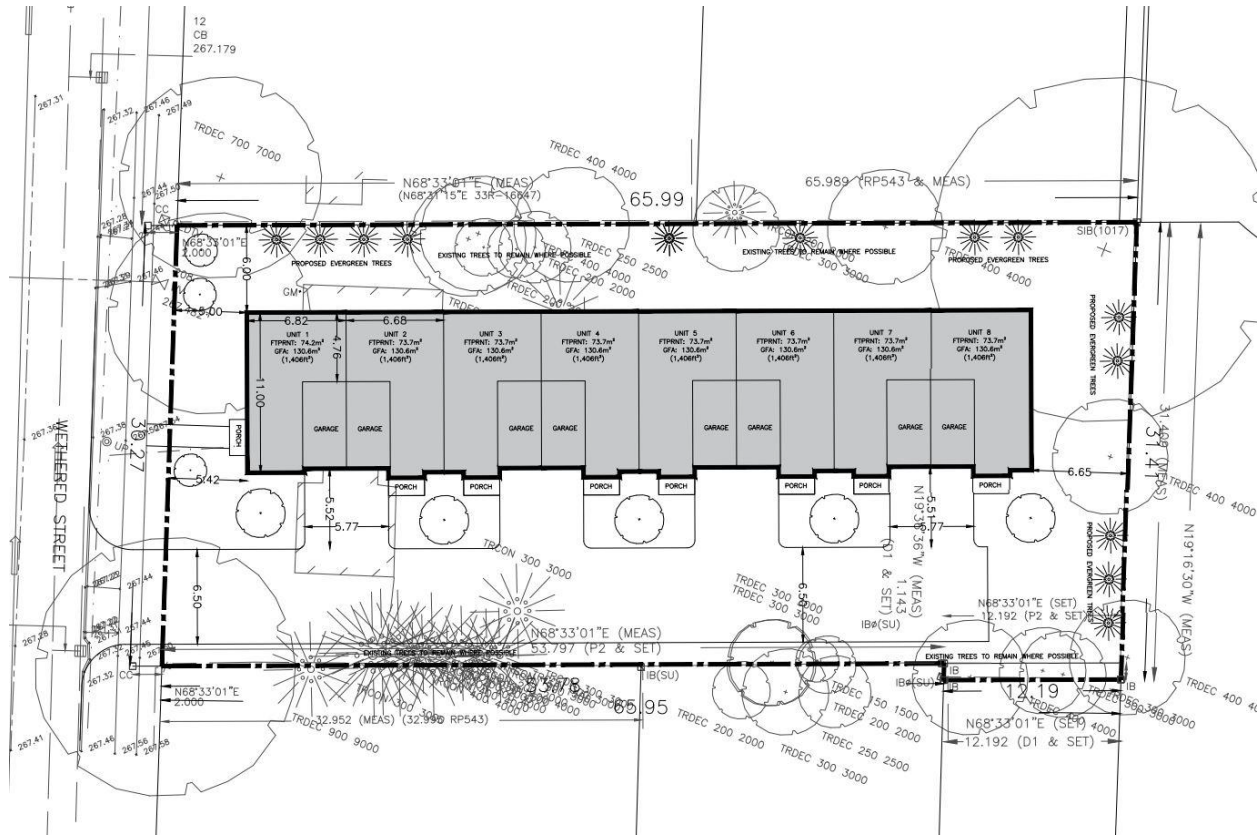
1989 Official Plan

- Low Density Residential

Zoning By-law Z.-1

- Residential R1 (R1-6)

Proposed Development



Site Concept

Proposed Development



Proposed redevelopment within the context of the neighbourhood

Proposed Development



Front view from Wethered Street looking northeast

Proposed Development



Front view from Wethered Street looking southeast



Provincial Policy Statement

- Intensification through redevelopment is promoted through intensification policies in the 1989 Official Plan and London Plan as envisioned by the PPS
- The Near Campus Neighbourhood policies in The London Place and the 1989 Official Plan provide additional evaluative framework for all planning applications within NCN
- The NCN policies in both the 1989 Official Plan and The London Plan direct residential intensification to nodes and corridors and away from the interior of the low density residential neighbourhoods
- The subject site is an older established neighbourhood, designated and zoned low density residential to recognize the existing single detached dwelling and is not identified as an area for intensification in the proposed form of redevelopment in the Near Campus Neighbourhoods.



The London Plan/1989 Official Plan

Use

The London Plan

- The London Plan encourages intensification where appropriately located and provided in a way that is sensitive to and a good fit within existing neighbourhoods (Policy 83_, 937_, and 953_1).
- Within the Neighbourhoods Place Type along a Neighbourhood Street, this may be a development that through the intensification policies could be appropriate. However, as noted, this site lies within a Near Campus Neighbourhood area and these intensification policies apply to protect the many areas that have already absorbed significant amounts of residential intensification.
- The proposed redevelopment is not appropriate and does not meet the policies in the London Plan for NCN for intensification.



The London Plan/1989 Official Plan

Use

1989 Official Plan

- The subject lands are within the Low Density Residential designation which is applied to lands that are primarily developed or planned for low-rise, low density housing forms (Section 3.2.). Where appropriate, the designation permits some multiple-attached dwellings
- Proposals for residential intensification within Near Campus Neighbourhood areas are subject to the area-specific policies applied to these areas to evaluate their appropriateness.
- Near-Campus Neighbourhoods Policies
- The planning and urban design goals set out in the Near Campus Neighbourhood (NCN) policies in The London Place (Policy 365_) and the 1989 Official Plan (Section 3.5.19.4.) are intended to serve as an additional evaluative framework for all planning applications within NCN.
- Within the NCN, Residential Intensification may be permitted within low density residential neighbourhoods subject to the criteria listed under Policy 968_ in The London Plan and Section 3.5.19.10 in the 1989 Official Plan



The London Plan/1989 Official Plan

Use

- Policy 969_ further discourages forms of intensification within NCN with criteria
- Similar to the London Plan, applications for residential intensification are evaluated against the applicable policies in the 1989 Official Plan. In other areas of the City, these policies would apply and the redevelopment may be supported. However, because this site is in the Near Campus Neighbourhood area, the NCN policies in the 1989 Official Plan apply which identify and promote specific areas for opportunities for intensification.
- these policies the goals encourage appropriate intensification to create balanced neighbourhoods that preserve stable low density residential neighbourhoods.
- The proposal for redevelopment deviates from the NCN policies that provide for a more sensitive approach to intensification. The proposed redevelopment is not an appropriate form of residential intensification within the NCN being located within the interior of an existing low density neighbourhood. This proposal does not meet the policies of the 1989 Official Plan policies and does not represent good planning.



The London Plan/1989 Official Plan

Intensity and Form

The London Plan

- The subject site is located within the Neighbourhoods Place Type fronting onto a Neighbourhood Street, the land use classification that normally provides for the lowest intensity of residential development. As mentioned, The London Plan contemplates intensification where appropriately located and provided in a way that is sensitive to and a good fit with existing neighbourhoods
- Low-rise, low density residential uses in the form of single detached dwellings built in the 1950's-60's are the dominant forms of development in the surrounding neighbourhood. The existing lot fabric in the surrounding area can also be characterized as relatively large lots with significant lot depths
- This proposal, although conforms to the height policy in the London Plan, introduces a new form of a development within the existing context which does not have any special attributes or is not unique within the context of the area to warrant the proposed redevelopment with the form and intensity. The requested redevelopment is not an inappropriate level of intensification within the Neighbourhoods Place Type, and Near Campus Neighbourhoods.



The London Plan/1989 Official Plan

Intensity and Form

1989 Official Plan

- The surrounding neighbourhood can be characterized by low-rise, low density residential uses in the form of single detached dwellings, which are located on relatively large lots with significant depth and mature vegetation
- That being said, the proposed redevelopment located within the Near Campus Neighbourhood is not appropriate. With the subject site being located within clear boundaries of a low density residential neighbourhood in the Near Campus Neighbourhood area, surrounded by single detached dwellings, it is clear that the intent of the subject site is as such, to develop within the R1-6 Zone applied to the site.
- The proposed redevelopment would introduce undesirable changes in the character and amenity of the streetscapes and neighbourhood. Also, as mentioned, the proposal does not represent an amendment for the subject site that is unique within its context and does not have any special attributes which would warrant a site-specific amendment. The proposed intensity and form will adversely impact the surrounding low density residential neighbourhood and streetscape along Wethered Street.

Recommendation

Recommendation for Refusal

1. The Provincial Policy Statement, 2020 (PPS) directs opportunity for intensification through identification and promotion. In the Near Campus Neighbourhoods, Council has identified and promoted intensification, and is very specific in directing these proposals to nodes and corridors as outlined in the London Plan. The proposed redevelopment is not within these areas and is not appropriate;
2. The proposed rezoning to permit the requested redevelopment does not conform to the in-force policies of the 1989 Official Plan;
3. The proposed rezoning to permit the requested redevelopment does not conform to the in-force policies of The London Plan;
4. The proposed rezoning to permit the requested redevelopment within close proximity to Fanshawe College within the Near Campus Neighbourhood area with the proposed intensity and form is not appropriate and is not good planning;
5. The proposed redevelopment should be directed to the specific areas for intensification as outlined in the Near Campus Neighbourhood Policies;
6. The proposed redevelopment is not appropriate and does not ensure that the character and compatibility with the surrounding neighbourhood is maintained; and
7. The subject site does not have any special attributes or is not unique within the context of the area to warrant the proposed redevelopment with the form and intensity.