



Z-9302: 1697 Highbury Avenue North



Planning and Environment Committee
May 31, 2021



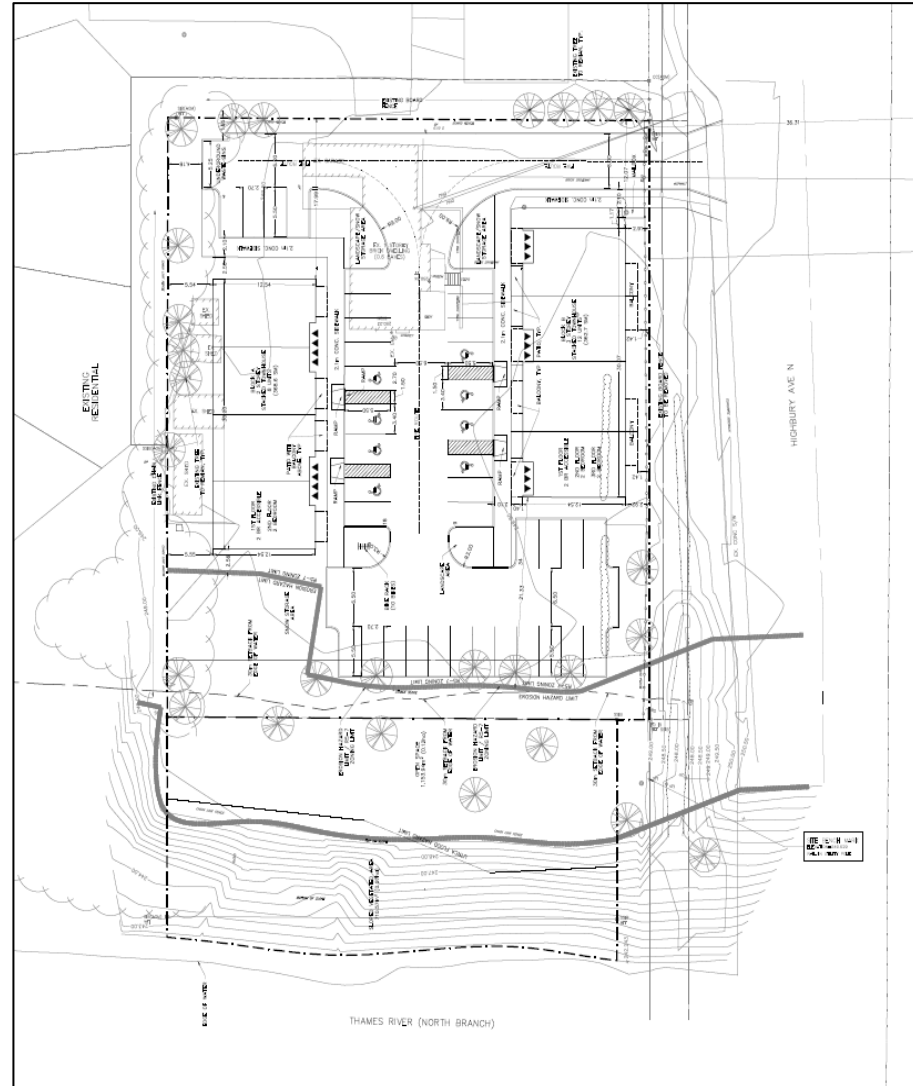
London
CANADA

Site Location and Context



Conceptual Site Plan

- two stacked townhouse buildings
- 2 storeys, 8 units at rear
- 3 storeys, 12 units along Highbury Avenue North
- 20 units in total (58uph)



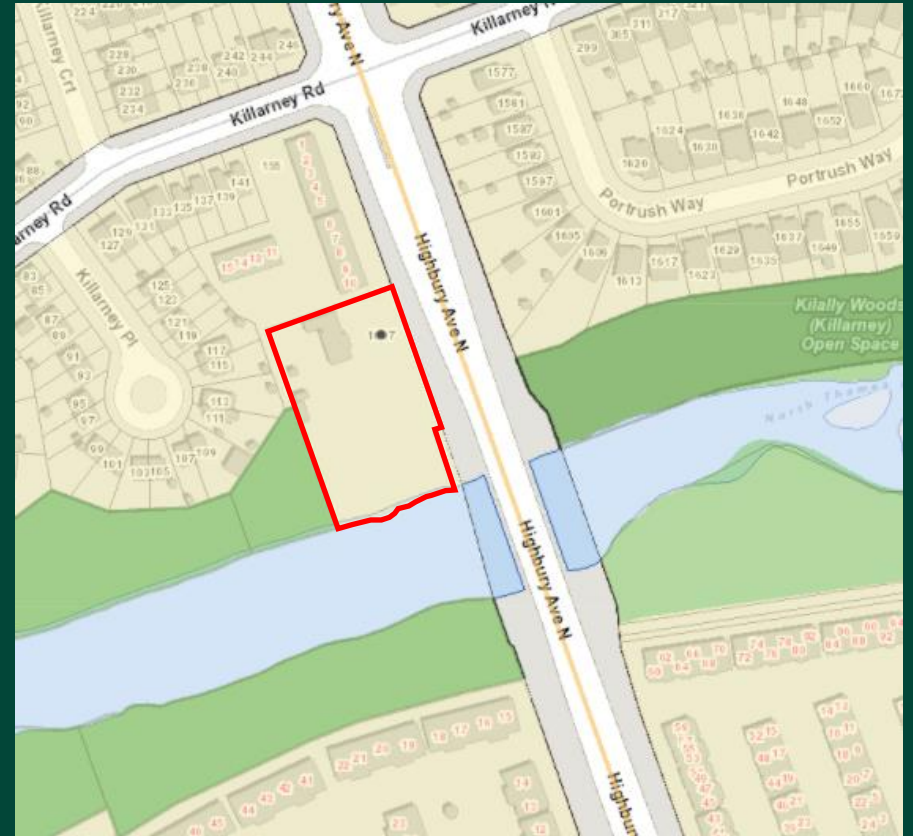


London
CANADA

Policy Snapshot

The London Plan

- Neighbourhoods Place Type fronting an Urban Thoroughfare
- Permits low rise residential uses including stacked townhouses
- Minimum height of 2-storeys and maximum height of 4-storeys; 6-storeys can be achieved through Type 2 bonusing



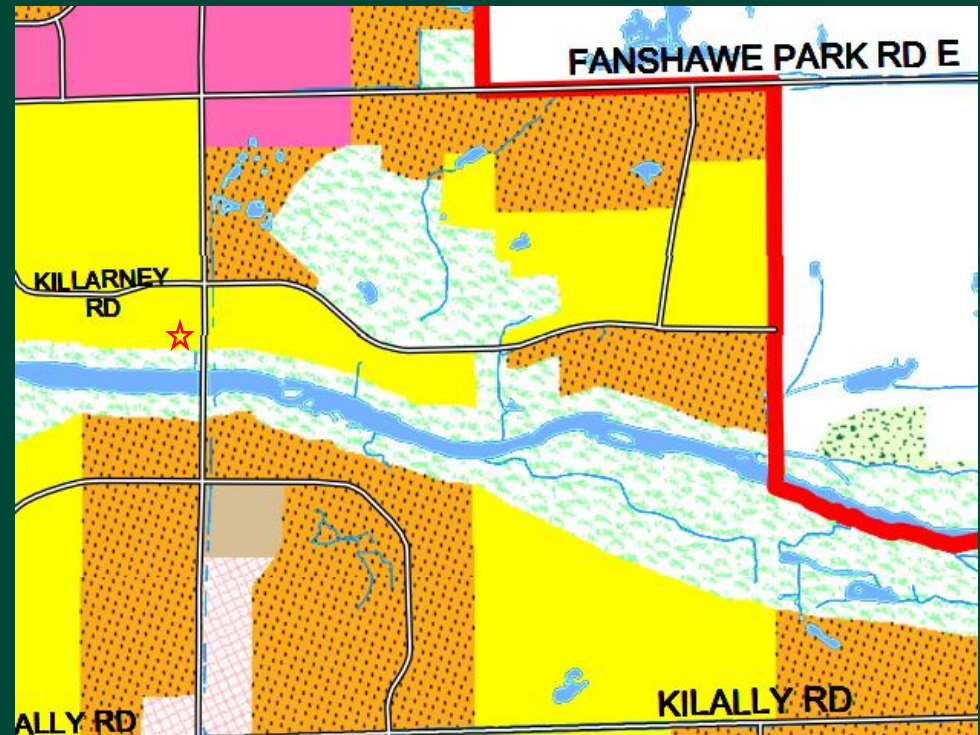


London
CANADA

Policy Snapshot

1989 Official Plan

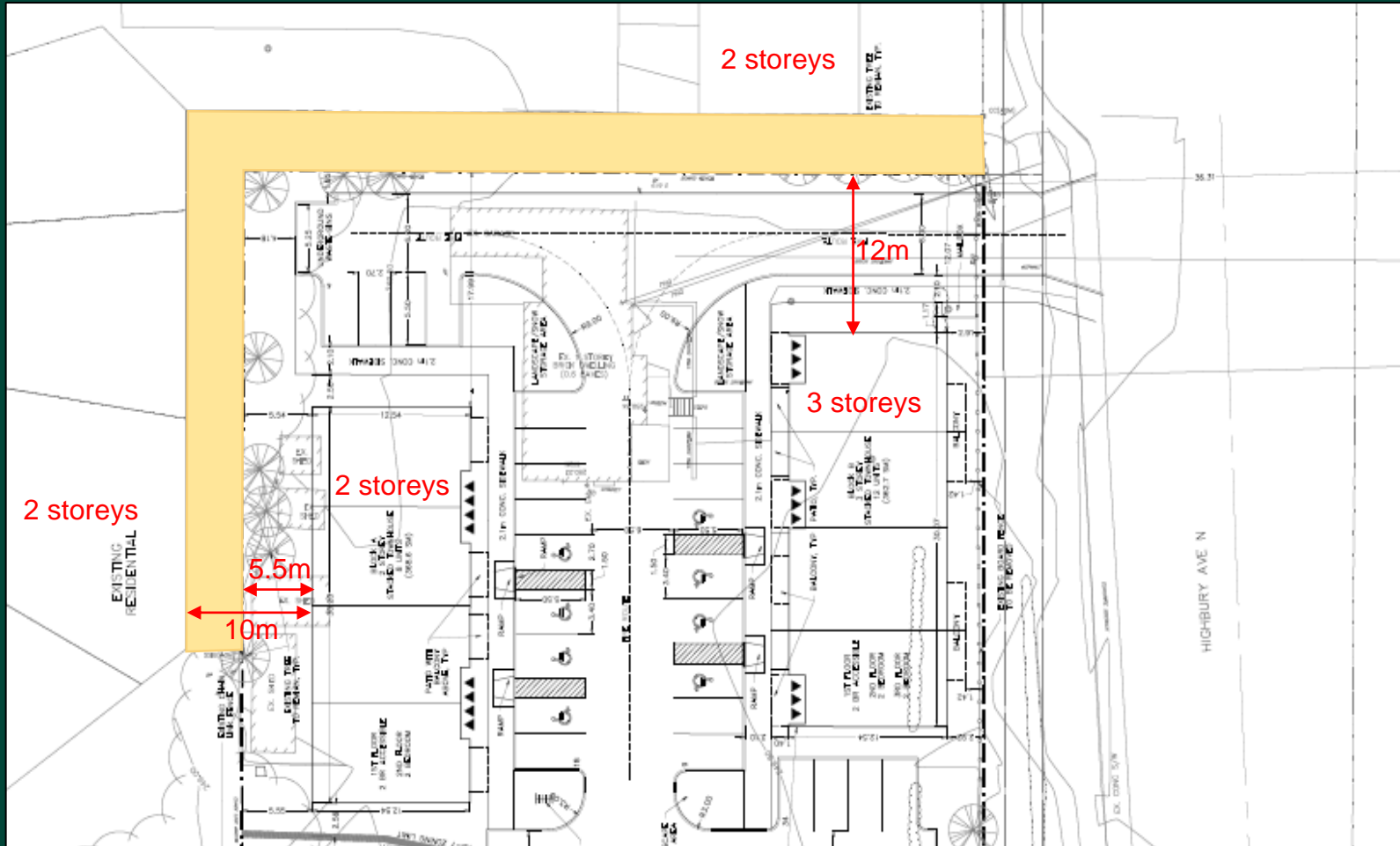
- Low Density Residential and Open Space designations
- Permits residential intensification in multiple forms including attached dwellings and cluster housing
- Generally developments will not exceed 75 uph





London
CANADA

Height & Development Setbacks





London
CANADA

Traffic Considerations





London
CANADA

Ecology & Hazards





London
CANADA

Recommendation

