



# SPA21-009: 1146-1156 Byron Baseline Road



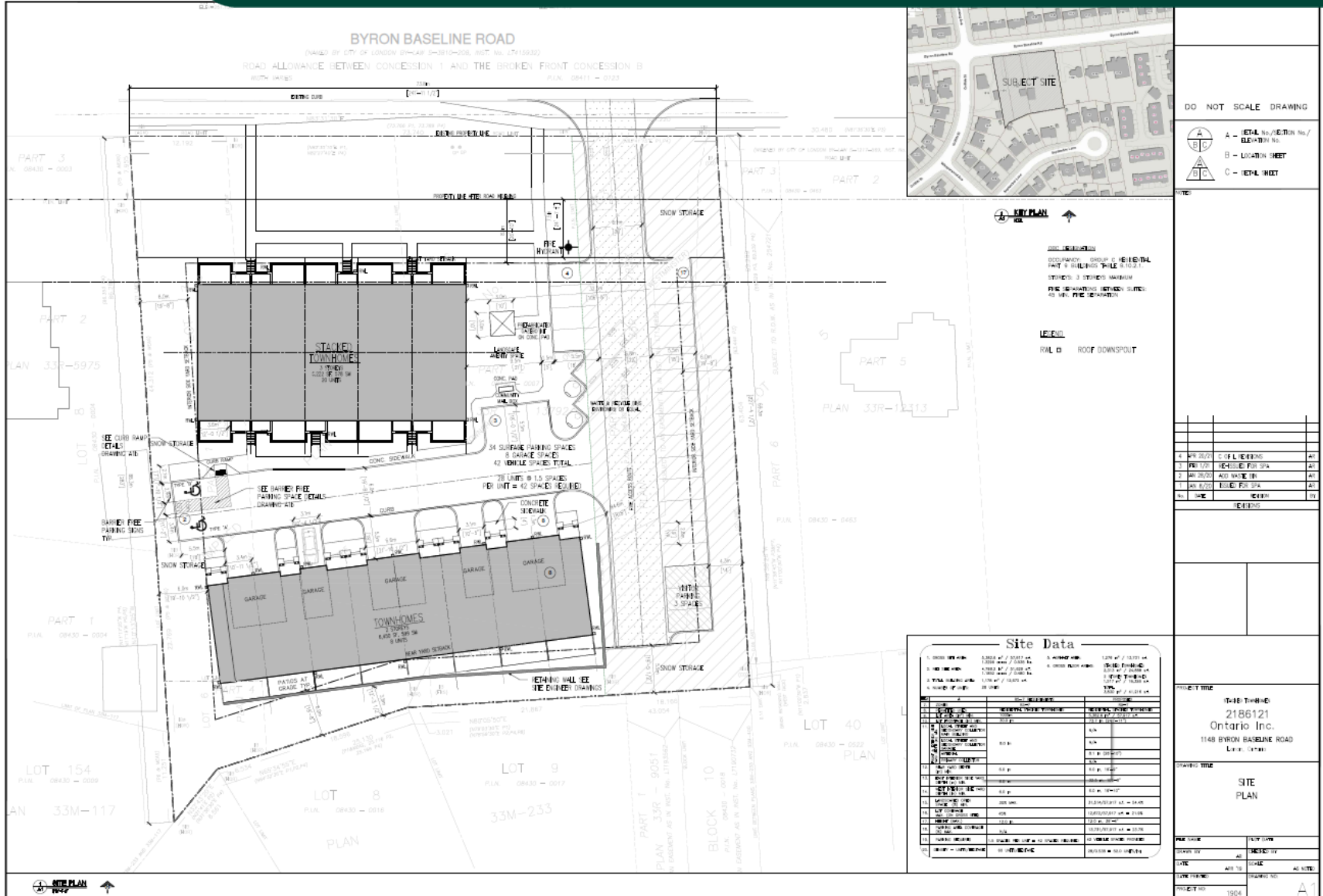
2186121 Ontario Inc. (Birani Homes)

June 21, 2021



London  
CANADA

# Development Proposal





# Development Proposal



Stacked Back-to-Back Townhouses



2-Storey Townhouses





# Development Proposal

- Rezoned in 2020 to permit cluster townhouse dwellings
- Maximum Density: 60 units per hectare
  - Proposed: 52 units per hectare (28 units)
- Parking: 1.5 spaces per unit provided
  - Conforms to the regulations of the Zoning By-law
  - 3 visitor parking spaces provided on site
- Lot Coverage: 45% maximum
  - Proposed: 21.9%
- Landscape Open Space: 30% minimum required
  - Proposed: 54.4%

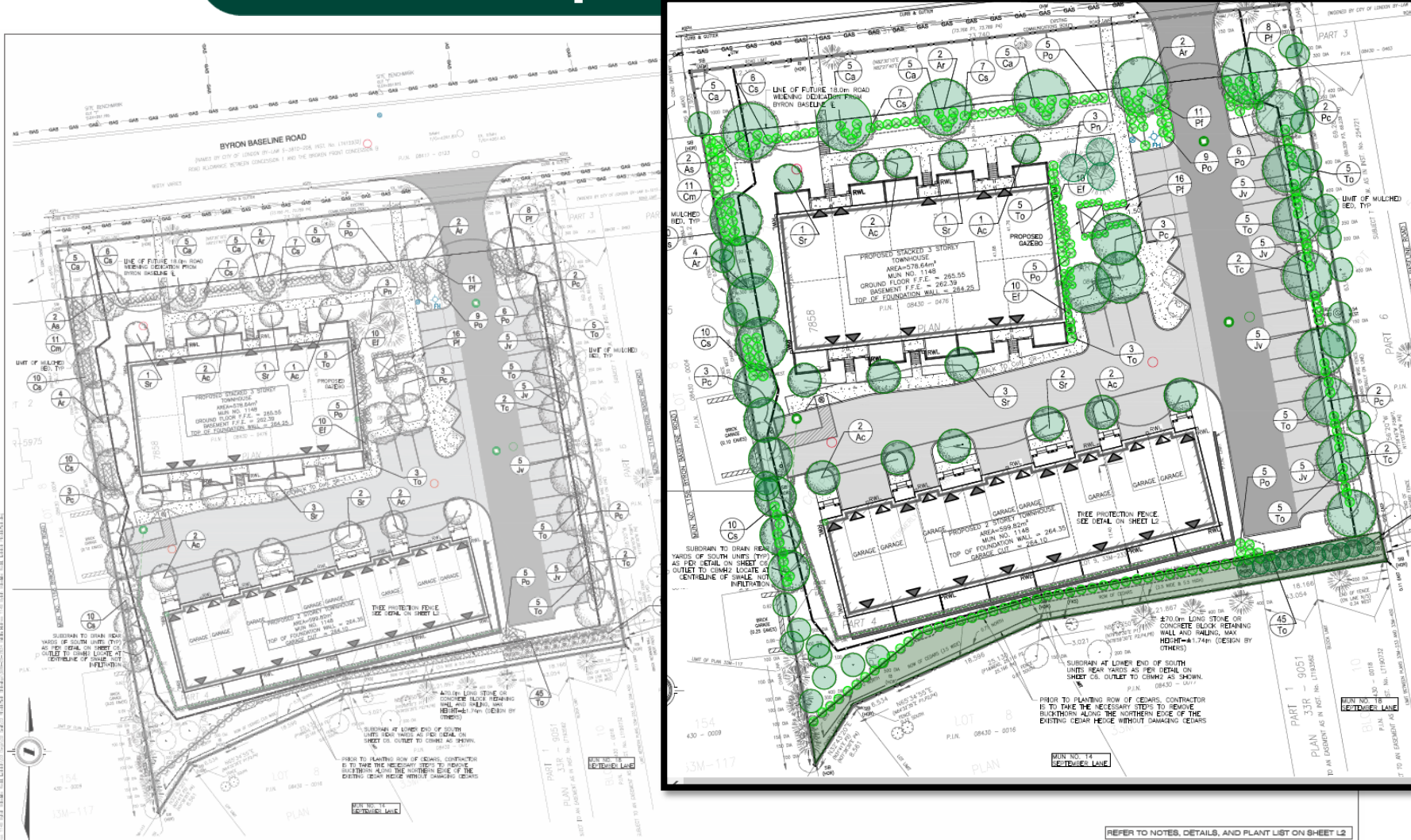


# Council Resolution

- Enhanced boundary landscaping
- Deep well waste storage system
- Building orientation towards Byron Baseline Road
- Landscape islands and separation between the parking lot and easterly property line
- Adequately-sized outdoor amenity area
- Retention of as many trees on the property as possible



# Development Proposal: Landscape Plan



NO.	DATE	BY	DESCRIPTION
1	08/02/21	FW	FOR SITE PLAN APPLICATION
2	27/05/21	FW	REVISED PER CITY COMMENTS

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PROJECT NO.	2186121
DATE	08/02/21
SCALE	1:1000
TITLE	LANDSCAPE PLAN
PROJECT NAME	PROPOSED TOWNHOMES DEVELOPMENT
ADDRESS	1148 BYRON BASELINE ROAD LONDON, ON
SHEET NO.	L1
PROJECT NO.	SBM-20-2834