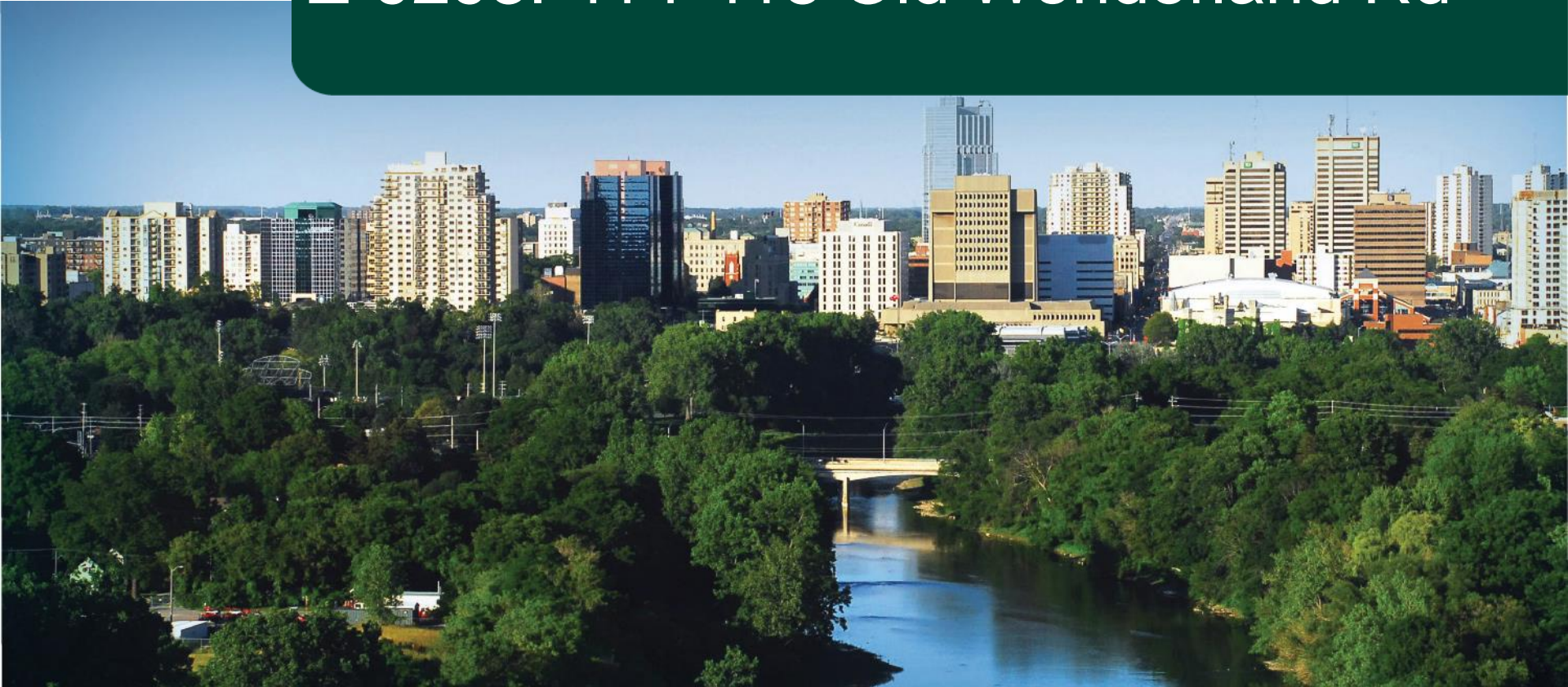




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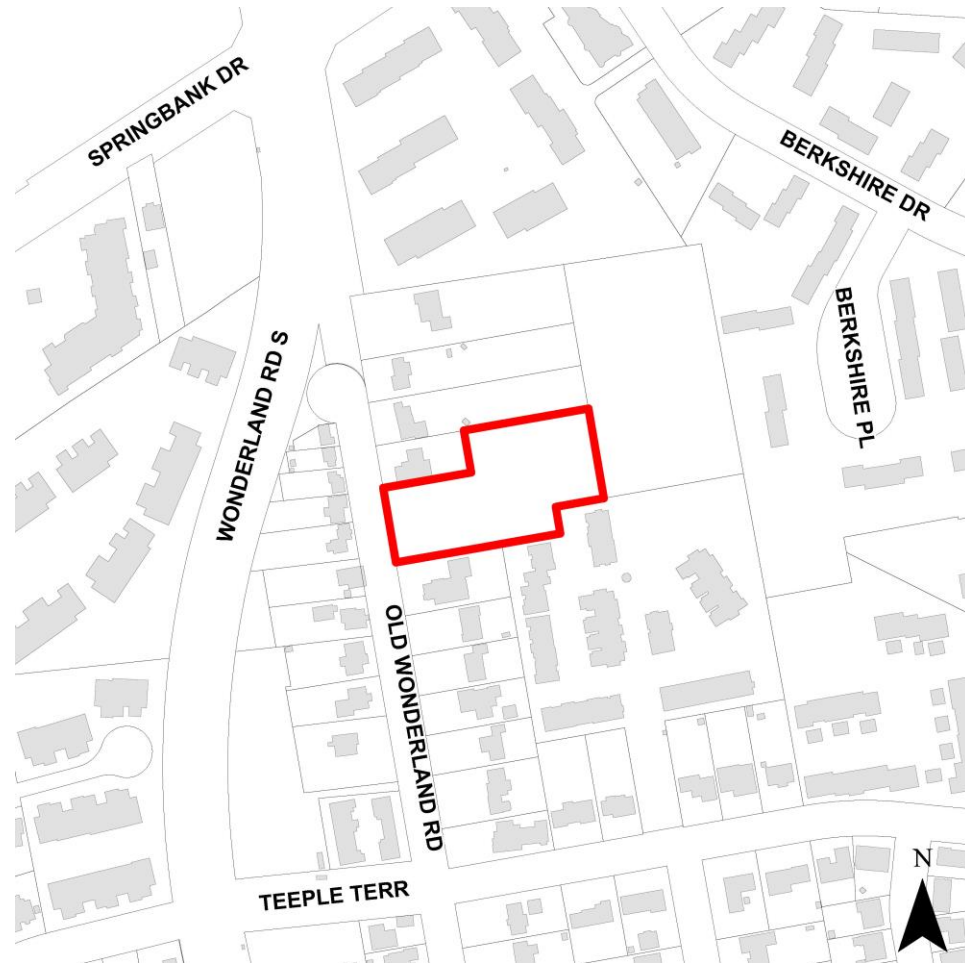
Z-9293: 414-418 Old Wonderland Rd



City of London
July 26, 2021



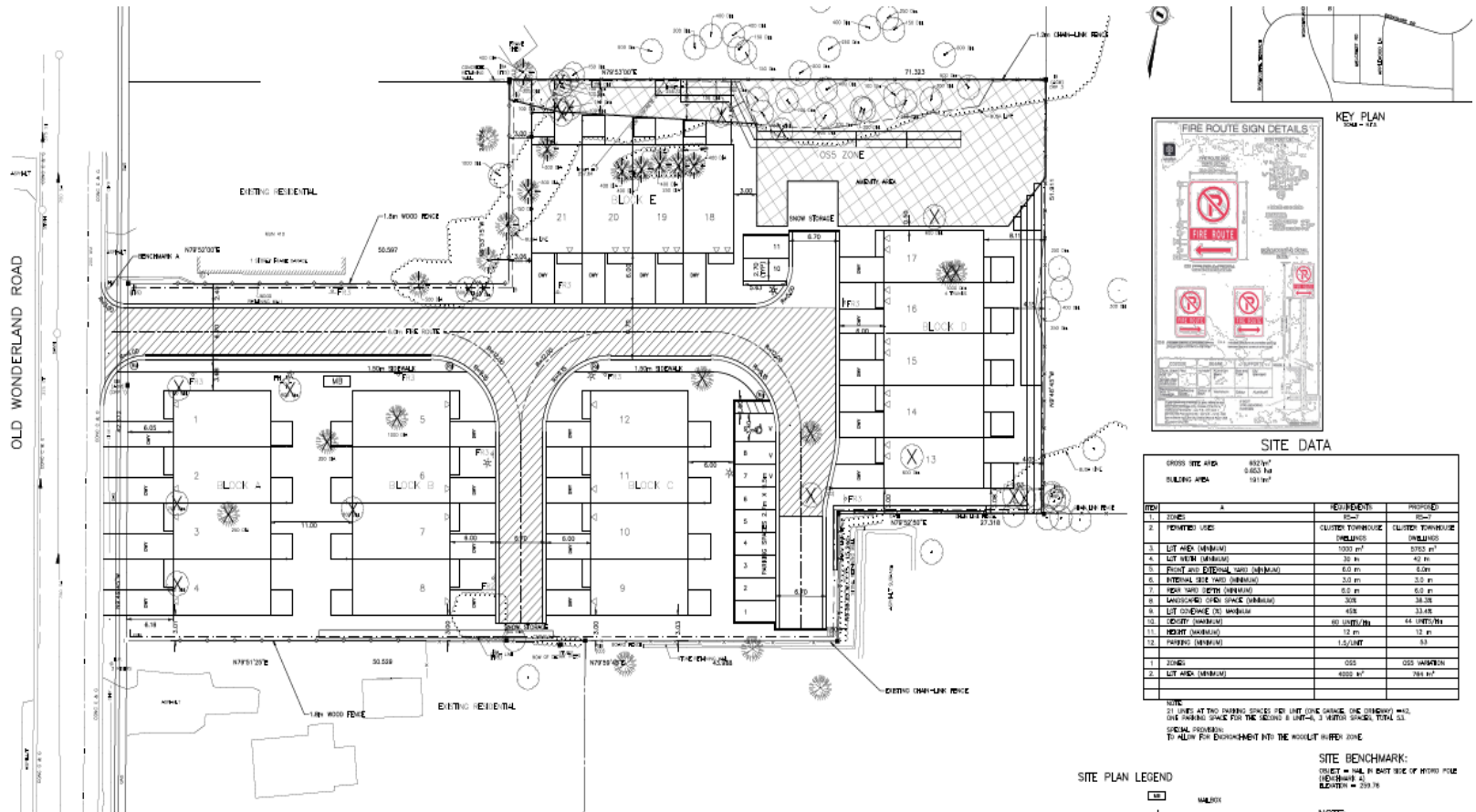
Subject Site





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Proposed Development



SITE DATA

GROSS SITE AREA	4827m ²
BUILDING AREA	3463.7m ²
	131.0m ²

REQD	A	REQUIREMENT	PROPOSED
1.	ZONING	RES-2	RES-2
2.	PERMITTED USES	CLUSTER TOWNHOUSE DEVELOPMENT	CLUSTER TOWNHOUSE DEVELOPMENT
3.	LIT AREA (MINIMUM)	1000 m ²	3763 m ²
4.	LIT AREA (MAXIMUM)	30 m ²	42 m ²
5.	FRONT AND EXTERNAL SIDE (MINIMUM)	4.0 m	4.0 m
6.	INTERNAL SIDE (MINIMUM)	3.0 m	3.0 m
7.	REAR YARD (MINIMUM)	0.0 m	0.0 m
8.	LANDSCAPED (MINIMUM)	30%	38.0%
9.	LIT COVERAGE TO WALKWAY	45%	33.0%
10.	DENSITY (MAXIMUM)	60 UNITS/HA	44 UNITS/HA
11.	HEIGHT (MAXIMUM)	12 m	12 m
12.	PARKING (MINIMUM)	1.5/UNIT	93
1.	ZONING	OSS	OSS WALKWAY
3.	LIT AREA (MINIMUM)	4000 m ²	784 m ²

NOTE:
 21 SPACES AT TWO PARKING SPACES PER UNIT (ONE GARAGE, ONE VISITING) AND ONE PARKING SPACE FOR THE SECOND UNIT-4, 3 VISITING SPACES TOTAL 51.
 SPECIAL PROVISION:
 TO ALLOW FOR ENDEAVOUR INTO THE WALKWAY IN REAR YARD

SITE BENCHMARK:
 CORNER = 444.11 EAST SIDE OF WINDY HOLE (BENCHMARK 2)
 ELEVATION = 229.76

SITE PLAN LEGEND

1. WALKWAY

2. BIKEWAY

Proposed Development



Front view looking northeast

Proposed Development



Front view looking southeast



Neighbourhood Concerns

- *Over Intensification:*
- *Traffic*
- *Privacy*
- *Parking*
- *Environmental Features*
- *Drainage*



Policy Snapshot

The London Plan

- Neighbourhood Place Type
- Permits low rise residential uses including stacked townhouses
- Minimum height of 1-storey and maximum height 2.5-storeys

1989 Official Plan

- Multi-Family Medium Density Residential



Development Setbacks and Parking

- i) Interior Yard Depth for decks
3.0 metres (Minimum)

- i) Rear Yard Depth for decks 3.0
metres
(Minimum)

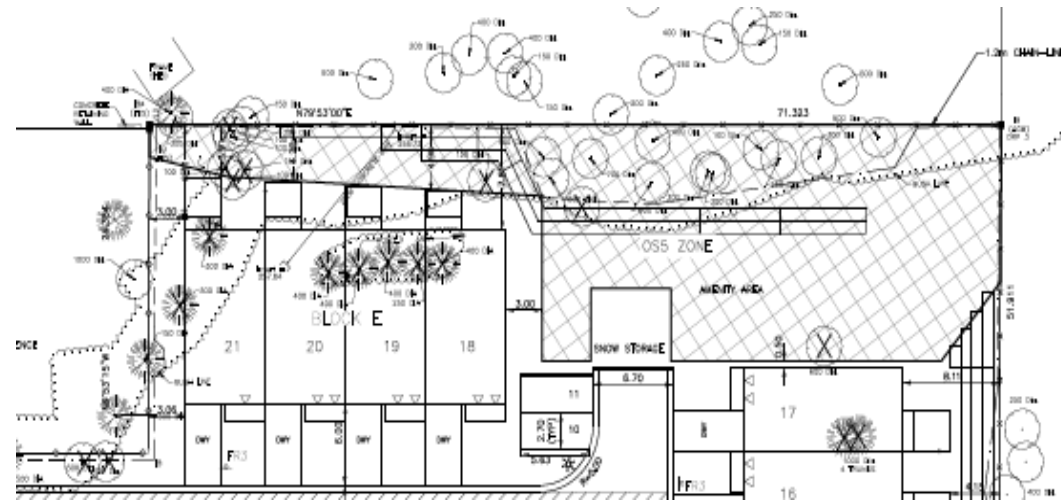
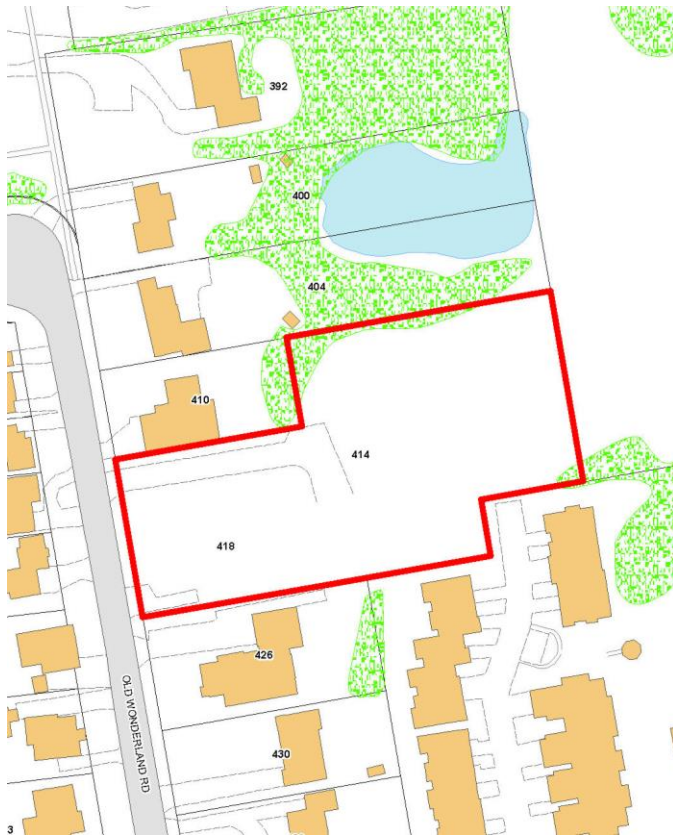
- i) Parking Rate for Stacked Townhouses
1.0 space per unit

- i) Setback to the Open Space (OS5) Zone
0.0 metres



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Natural Heritage





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Recommendation

