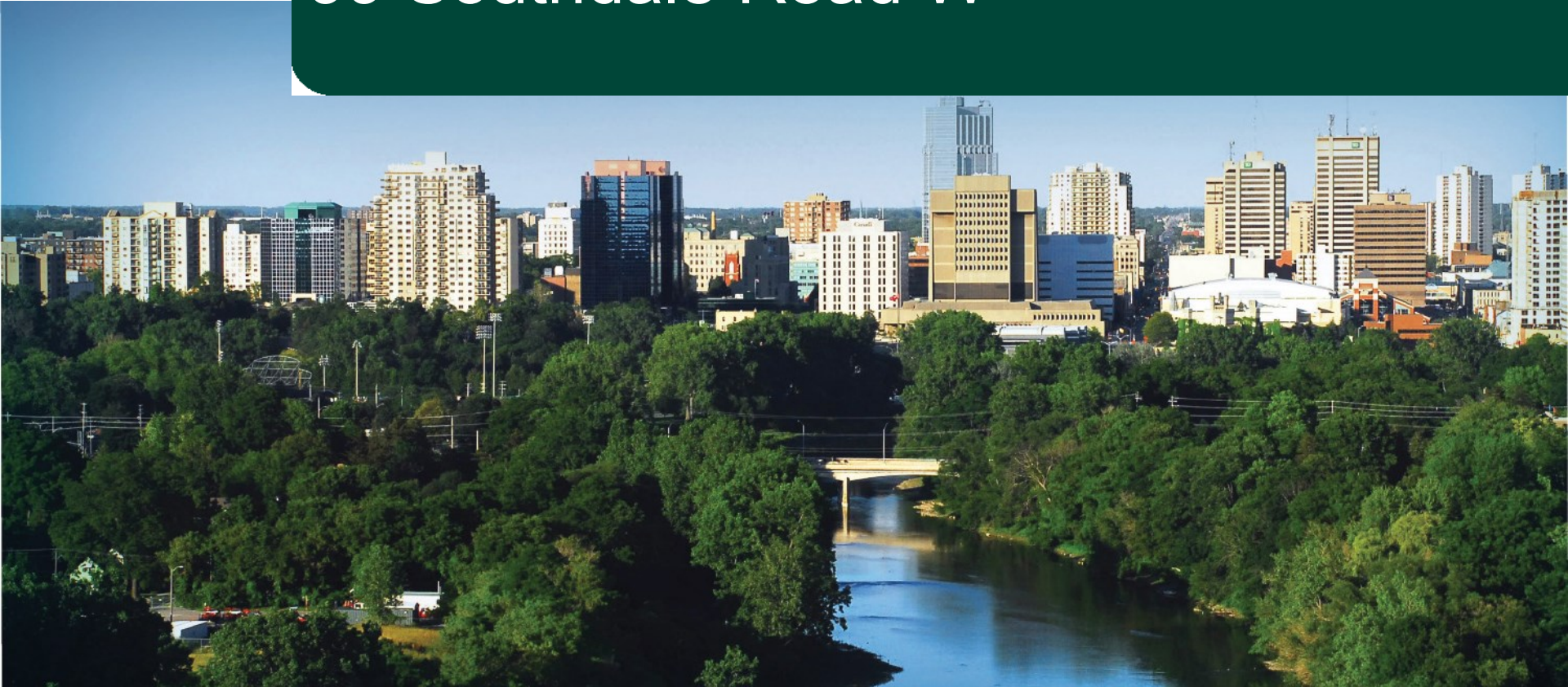




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99 Southdale Road W

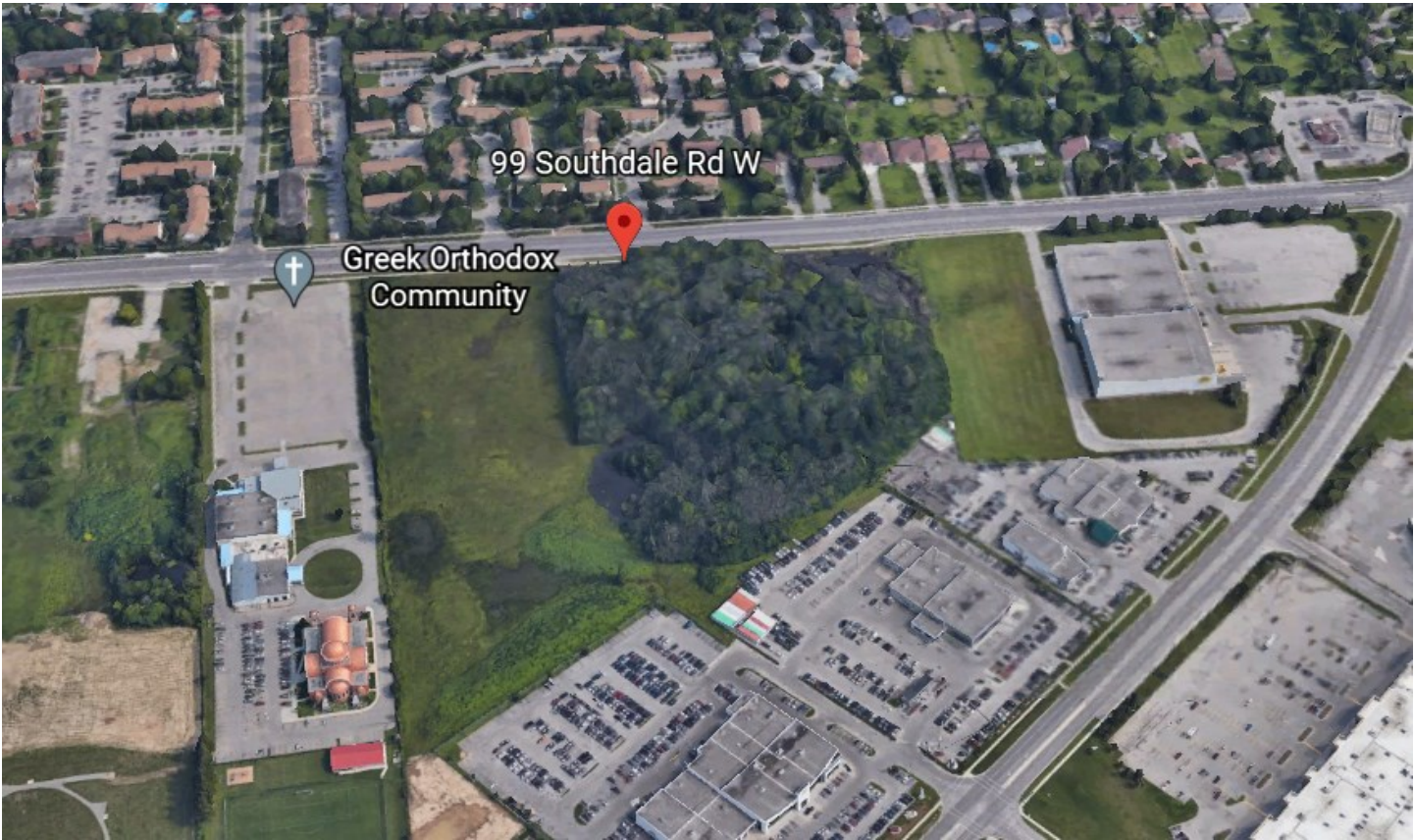


City of London
November 22, 2021

Subject Site



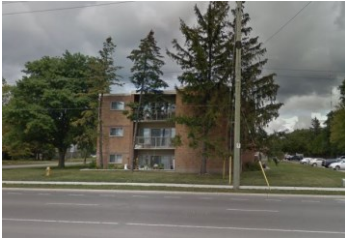
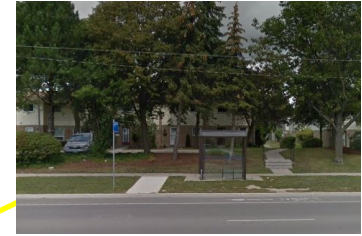
Subject Site





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Surrounding Area





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Proposal





Proposal



Proposal





The London Plan/1989 Official Plan

1. The recommended amendment to Zoning By-law Z.-1 is consistent with the 2020 Provincial Policy Statement (PPS) which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The PPS directs municipalities to permit all forms of housing required to meet the needs of all residents present and future.
2. The recommended amendment conforms to the in-force policies of The London Plan, which contemplates a range of residential uses including stacked townhouses, fourplexes, and low-rise apartments within the Neighbourhoods Place Type where the property has frontage on a Civic Boulevard.



The London Plan/1989 Official Plan

3. The recommended amendment conforms to the in-force policies of the 1989 Official Plan including, but not limited to the Policies for the Multi-Family Medium Density Residential and Open Space designations. The recommended amendment would permit development at an intensity that is at the upper range of the maximum density for residential intensification within the Multi-family, Medium Density Residential designation but still ensures the nature of development is suitable for the site and the immediate neighbourhood. The recommended amendment would help to reach the objective of supplying housing choices and options for all residents.



The London Plan/1989 Official Plan

4. The recommended Zoning By-law amendment is consistent with the Southwest Area Secondary Plan. The subject lands represent an appropriate location for residential intensification, along a higher-order street at the fringe of a developing neighbourhood, and the recommended amendment would permit development at a magnitude that is suitable for the site and the adjacent neighbourhood.

5. The recommended amendment facilitates the development of a site within the Built-Area Boundary and the Primary Transit Area with an appropriate form of infill development.



Recommendation

The purpose and effect of the recommended Zoning By-law amendment is to permit the development of the subject lands for two, 4-storey apartment buildings, two 8-storey apartment buildings and two 9-storey apartment buildings with 724 residential units.

Recommendation - Approval