



Slide One

257-263 Springbank Road



City of London
January 10, 2022



Slide Two

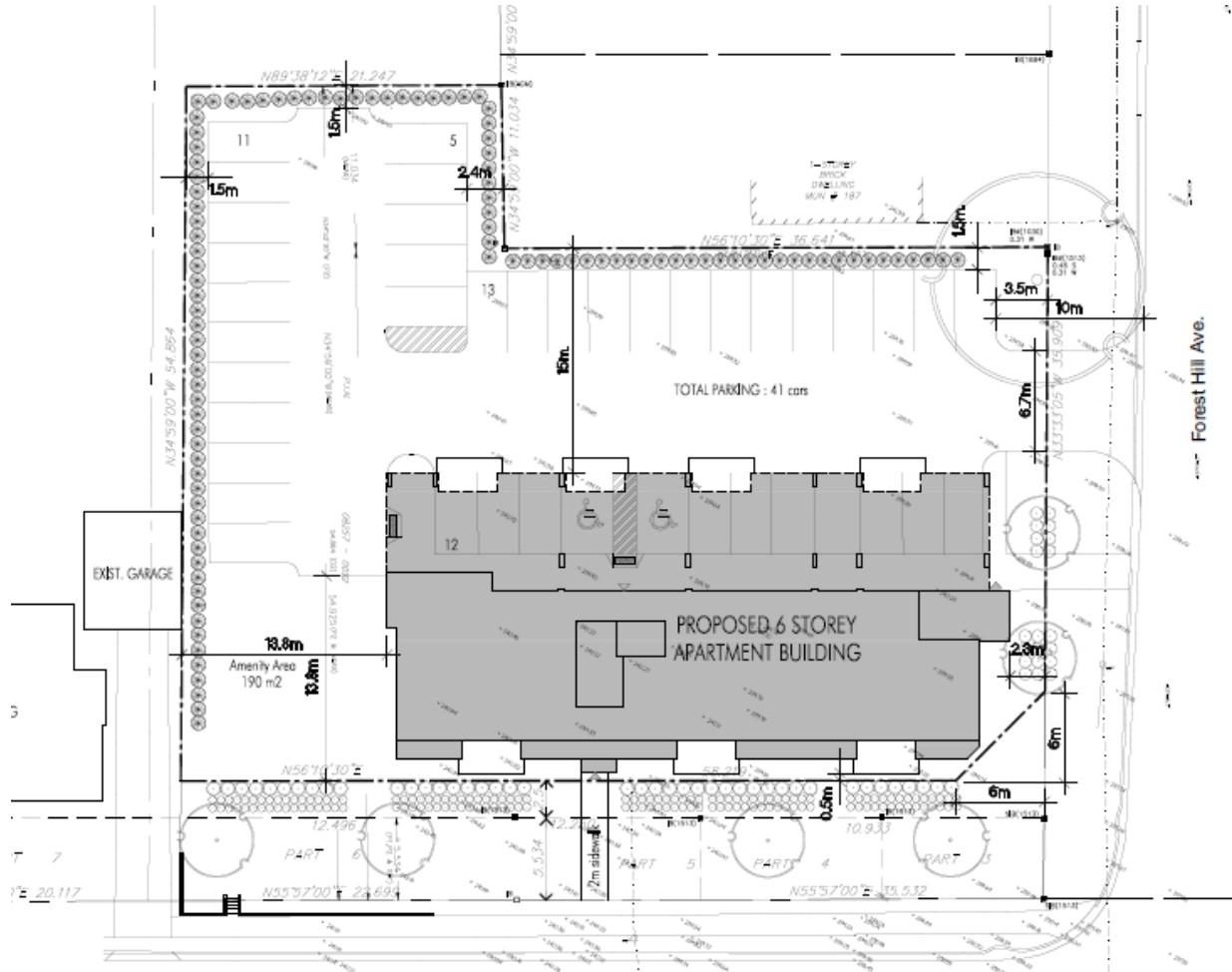
Subject Site





Slide Three

Original Proposal



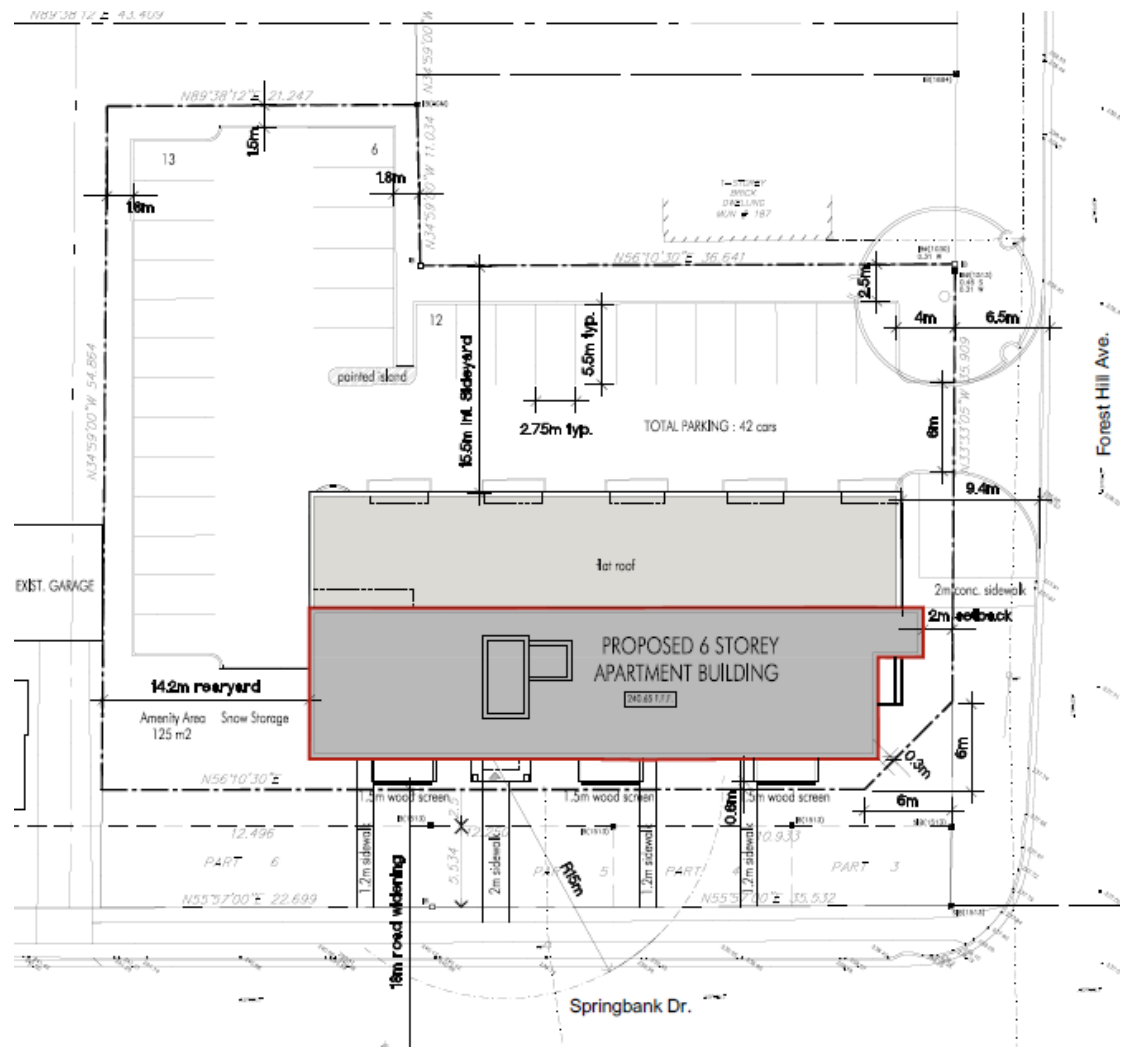


Slide Four Original Proposal





Slide Five Revised Proposal





Slide Six Revised Proposal





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Use

- The subject site is located along an Urban Corridor Place Type which permits a range of residential, retail, service, office, cultural, recreational, and institutional uses. The proposed apartment building is in keeping with the permitted uses of The London Plan. (Permitted Uses, *837_).
- While the recommended development has a different intensity and built form than some of the existing surrounding development, the analysis in the report that this apartment building can be developed on the subject lands in a way that is appropriate for the site and adjacent neighbourhood.
- The proposed residential development is not contemplated within the *Auto-Oriented Commercial Corridor* land use designation in the 1989 Official Plan. Since this designation does not allow for residential uses, an amendment to the 1989 Official Plan is required to align the 1989 Official Plan policy framework with the Urban Corridor Place Type of The London Plan. Therefore, staff's recommendation includes a site-specific policy to permit a residential development within the 1989 Official Plan.



Slide Eight Intensity

- The London Plan uses height as a measure of intensity. In the Urban Corridor Place Type a minimum height of 2 storeys and a maximum height of 6 storeys, with bonusing up to 8 storeys is contemplated (*Table 9). The proposed 5-storey/6-storey apartment building is in keeping with the permissions of the place type and considered appropriate for the subject site. The development is sensitive to the adjacent land uses as a result of the building orientation, landscaping, and proposed setbacks/stepbacks from the sensitive residential land uses. This helps create a compatible development at a human scale along both Springbank Drive and Forest Hill Ave resulting in a comfortable pedestrian environment.
- The proposal will help to implement the vision of the Urban Corridor Place Type policies of The London Plan with respect to creating additional intensity in these areas and is consistent with the desired development pattern of a compact and transit-oriented mixed-use corridor (Policy 855).



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Form

- The proposed building is oriented along and located close to the Springbank Road and Forest Hill Ave. streetscapes. Particular emphasis is placed on the lot's corner location, as the building is situated close to the intersection of Springbank Road and Forest Hill Ave helping define the street edge and encourage a street-oriented design with ground floor entrances facing the streets. The preliminary building design includes appropriate building articulation, rhythm, materials, fenestration, and balconies. The differing setbacks of the building improves sightlines for residents and adds an appropriate architectural rhythm along the Springbank Road and Forest Hill Ave streetscapes.
- the proposed building placement and reduction in height to the northerly elevation (5 storeys) combined with the large setback from the existing residential development provides a suitable relationship between the proposed development and existing homes, helping to mitigate compatibility concerns. Additional buffering will be provided through appropriate fencing and/or vegetative screening along the west and north property boundaries adjacent to existing development.
- The proposed development meets the urban design goals of The London Plan and will result in a development that is compatible with, and a good fit, within the existing and planned context of the area.



Slide Ten

Neighbourhood Concerns

- The proposed built form/density are not in keeping with the area
- Compatibility
- Increase in traffic
- Parking
- Perceived decrease in property value
- Lighting, privacy, noise
- Parking
- Access
- Wildlife



Slide Eleven Recommendation

The purpose and effect of the recommended amendments to permit the development of the development of a 5-storey(northerly half)/6-storey(southerly half) apartment building with a total of 38 dwelling units and maximum density of 137 units per hectare be approved.

Recommendation - Approval