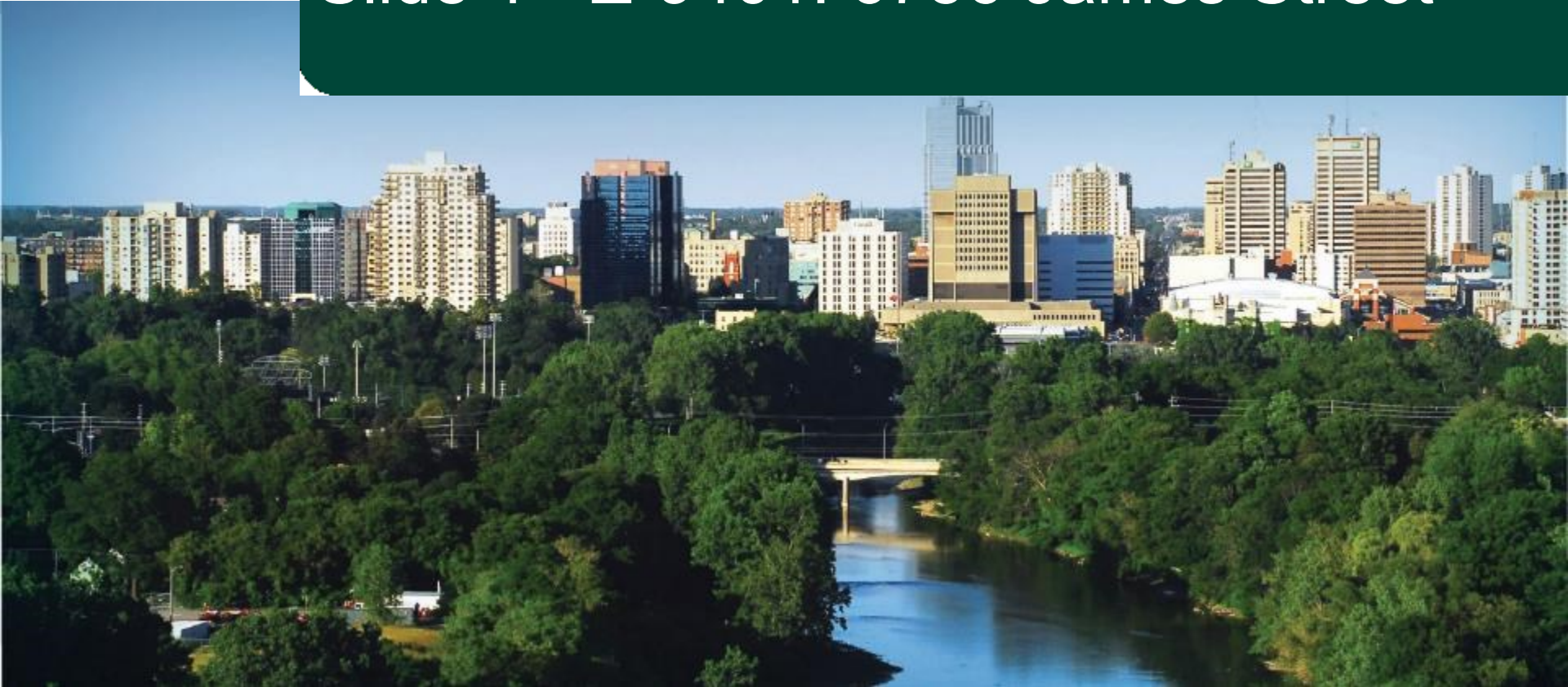




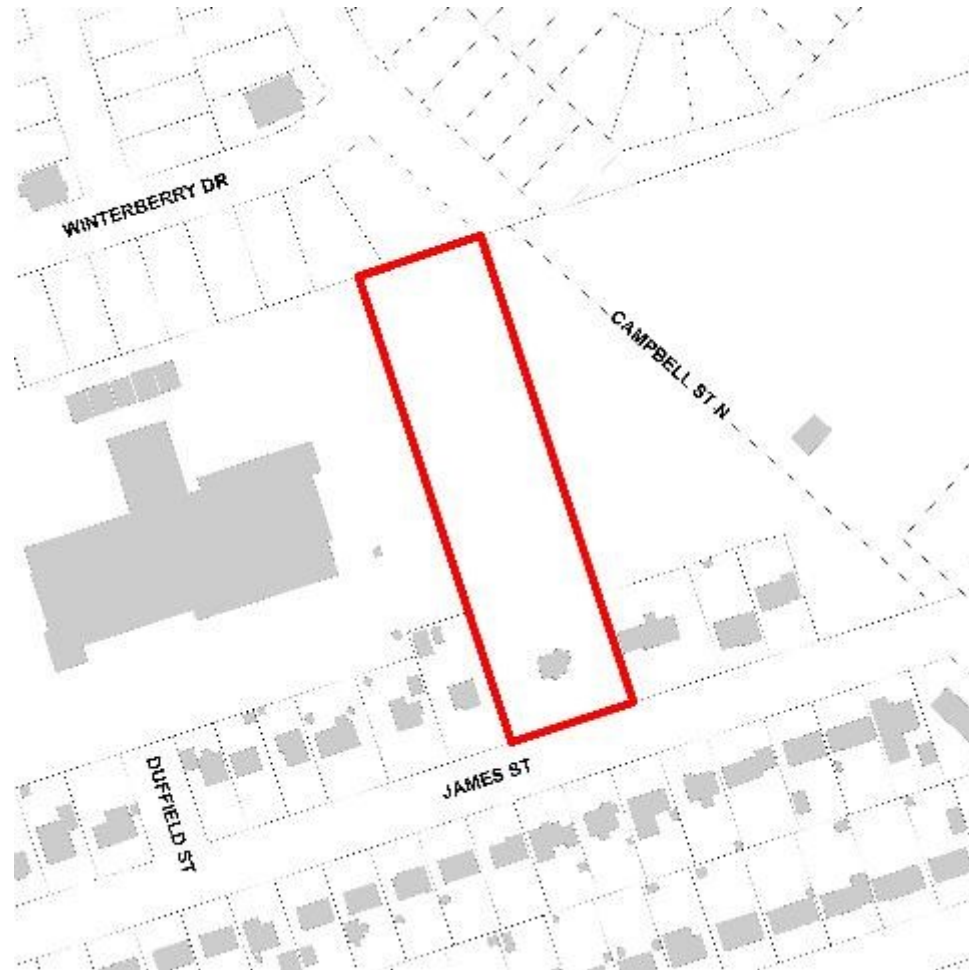
London
CANADA

Slide 1 - Z-9401: 6756 James Street



City of London
March 7, 2022

Slide 2 - Subject Site





Slide 3 - Proposed Development





Slide 4 – Proposed Development





Slide 5 – Policy Context

The London Plan

- Neighbourhoods Place Type on a Neighbourhood Connector
- Contemplates a minimum height of 1-storey and maximum height of 2-storeys
- Encourages compact forms of development and infill and intensification to manage outward growth

1989 Official Plan

- Permits multiple-attached dwellings with residential intensification up to 75 units per hectare

Southwest Area Secondary Plan

- Primary permitted uses of the 1989 Official Plan apply
- Contemplates a maximum density of 30 units per hectare



Slide 6 – Neighbourhood Concerns

- *Over Intensification:*
- *Traffic*
- *Privacy*
- *Drainage*
- *Height*
- *Decreased property values*



Slide 7- Site Servicing and Transportation

Sewer Engineering:

- Sanitary sewer extension along James Street to Campbell Street is proposed to service the site

Water Engineering:

- Water is available to service the site via James Street

Stormwater Engineering:

- No concerns with servicing the site
- Stormwater is to be controlled on-site to match pre-development conditions and to ensure no adverse impacts to abutting properties

Transportation Engineering:

- Proposal does not meet industry standards to warrant a traffic impact assessment
- Number of units would not exacerbate pre-existing traffic issues in the neighbourhood

Slide 8 - Recommendation

