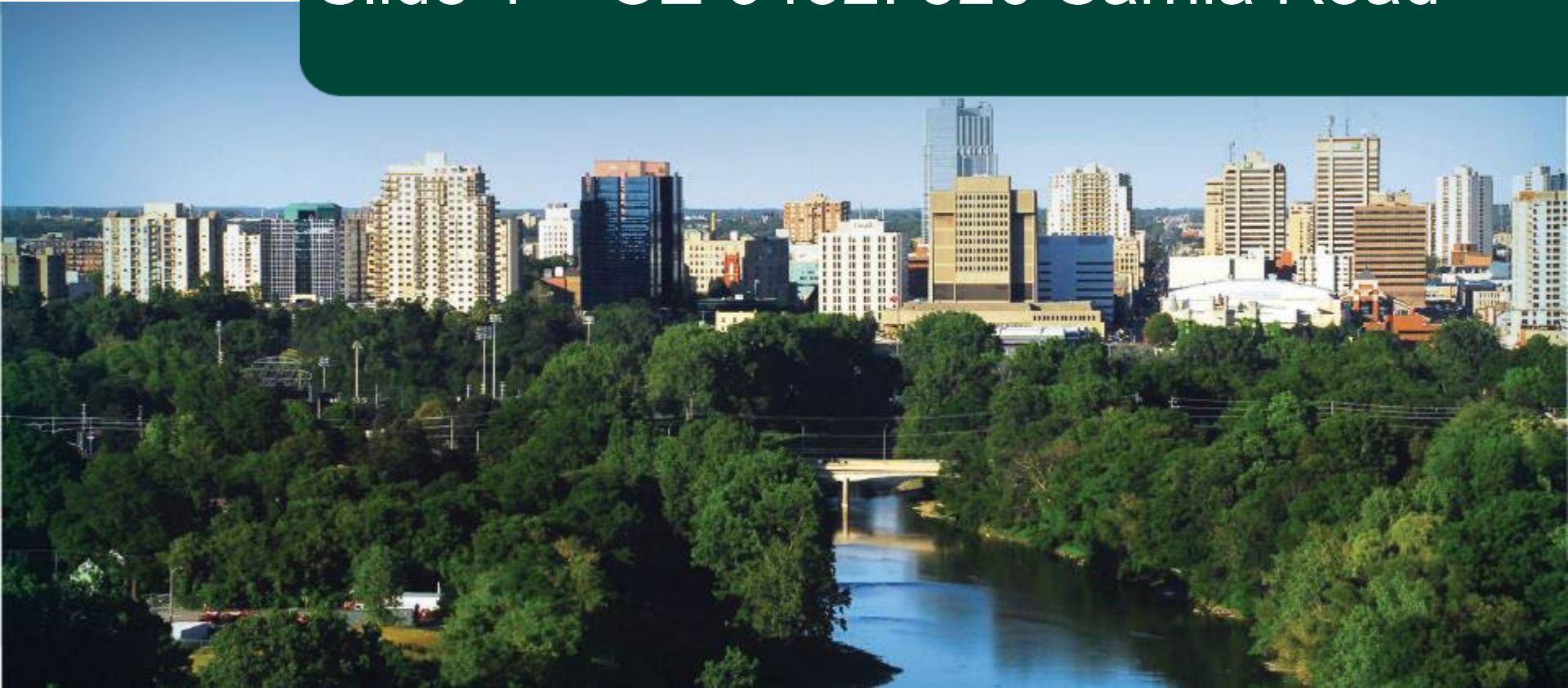




London
CANADA

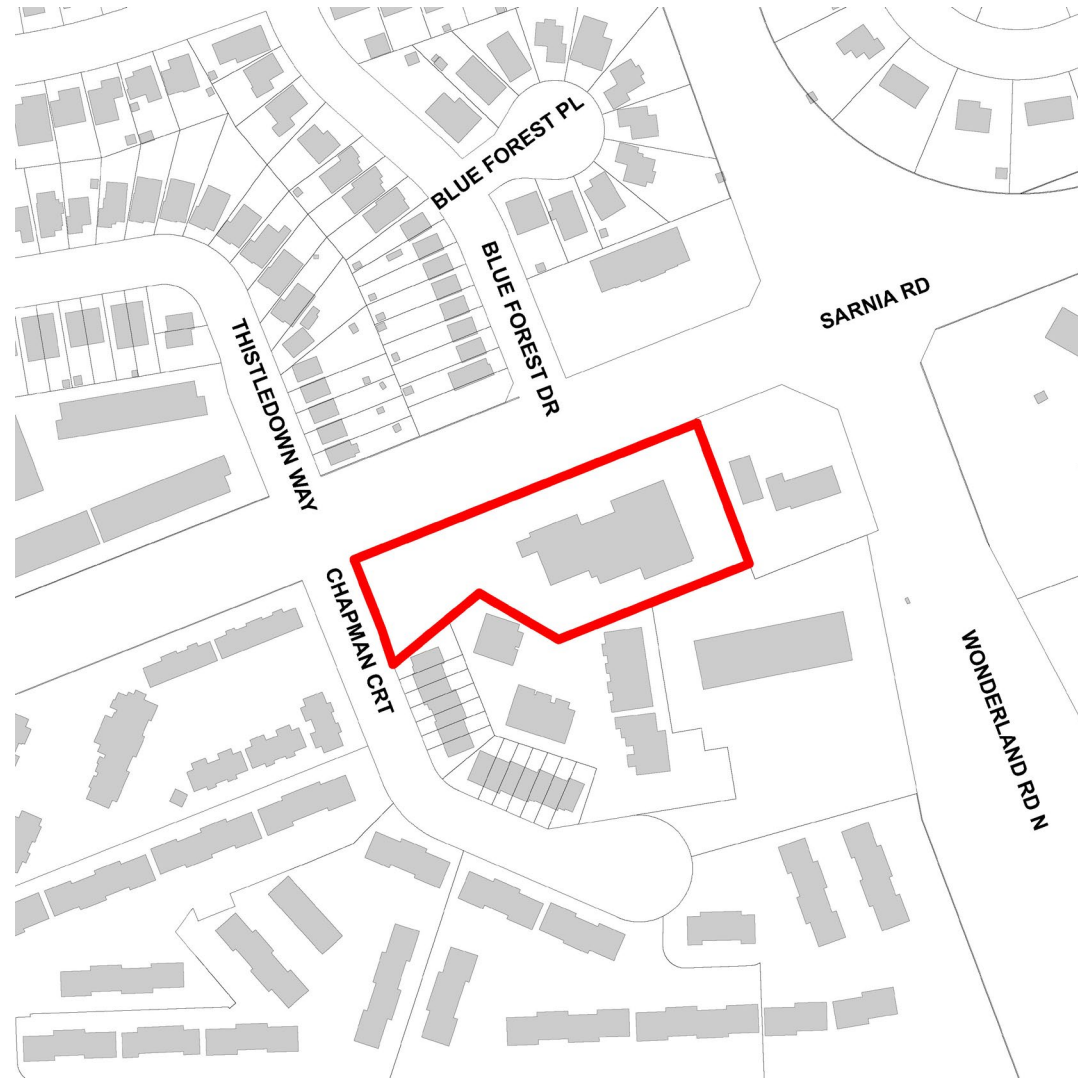
Slide 1 – OZ-9432: 520 Sarnia Road



City of London
April 19, 2022

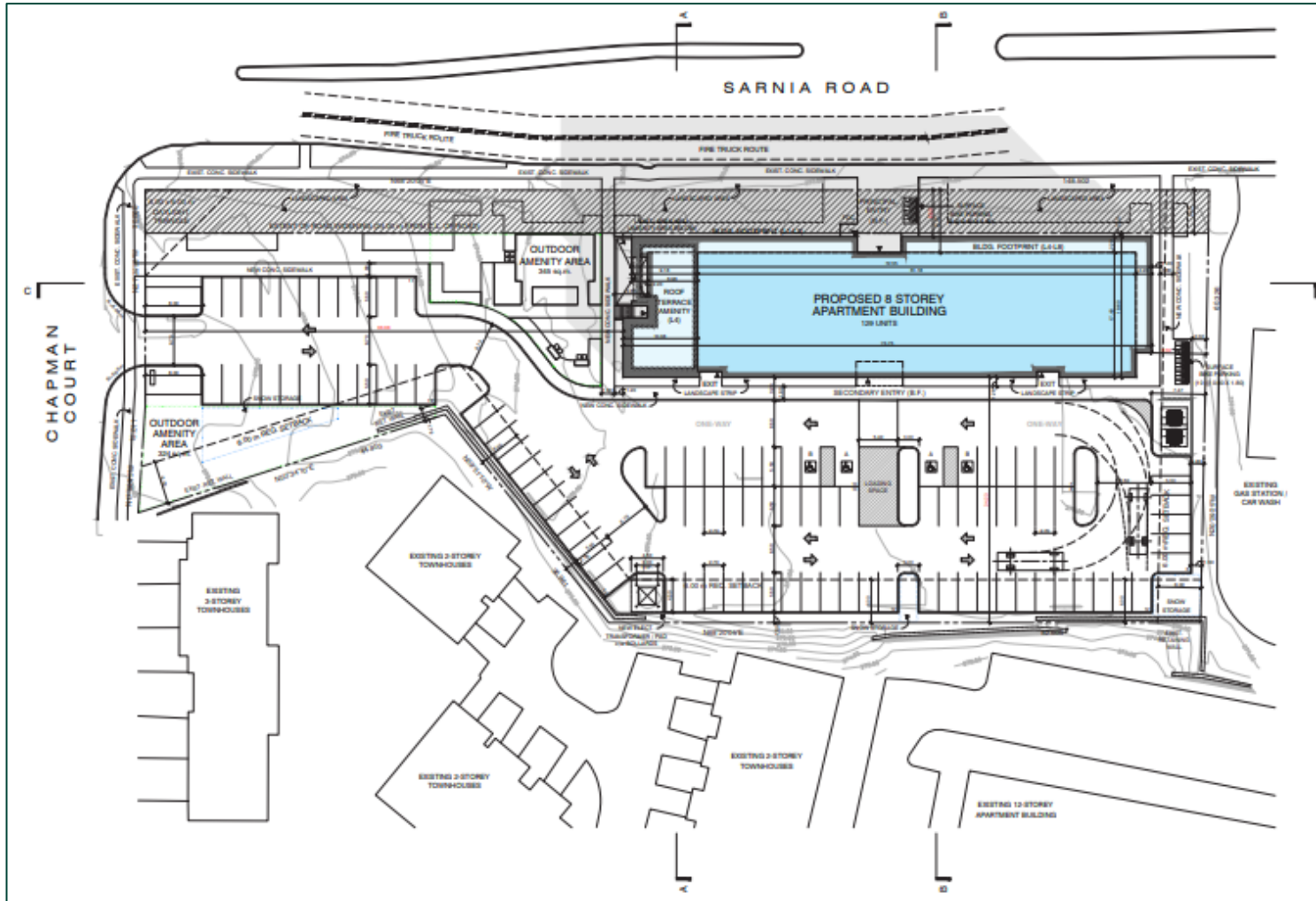


Slide 2 - Subject Site





Slide 3 - Proposed Development





Slide 4 – Proposed Development





Slide 5 – Policy Context

The London Plan

- Neighbourhoods Place Type on a Civic Boulevard
- Permits low-rise apartments with a minimum height of 2-storeys and maximum height of 4-storeys
- Bonusing permits up to 6 storeys
- Encourages compact forms of development and infill and intensification to manage outward growth

1989 Official Plan

- Current designation - permits Multi-family high density residential uses through a zoning by-law amendment application, concurrent site plan application and consideration of design features which allow integration of the two uses as commercial must be a component on the ground floor.



Slide 6 – Neighbourhood Concerns

- Height
- Density
- Insufficiency of park facilities to accommodate additional residents
- Lack of street lighting and sidewalk facilities
- Privacy/Overlook
- Light/Noise impacts
- Traffic
- Parking
- Loss of property value



Slide 7 - Recommendation

