



Slide 1 – OZ-9348 – 2009 Wharncliffe Road South



City of London
July 25, 2022



Slide 2 - Subject Site





Slide 4 – Proposed Development





Slide 5 – Policy Context

The London Plan

- Neighbourhoods Place Type on a Civic Boulevard and Neighbourhood Connector
- 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

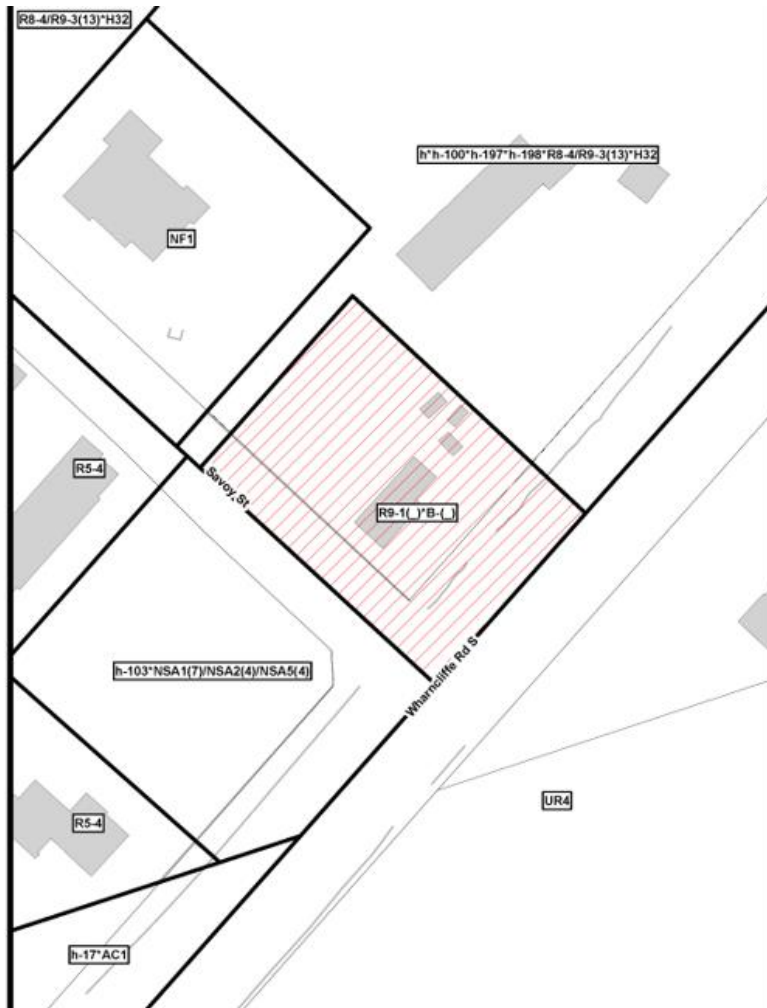
Southwest Area Secondary Plan (SWAP)

- Medium Density Residential - permits low rise apartments up to 6 storeys, at 75 units per hectare

1989 Official Plan

- Multi-Family Medium Density Residential - permits low rise apartments up to 75 units per hectare

Slide 6 - Recommendation



- London Plan amendment to the SWAP – special policy to permit to permit a maximum mixed-use density of 176 units per hectare, through Bonusing
- Zoning By-law amendment a Residential R9 Special Provision Bonus (R9-1()*B-()) Zone;