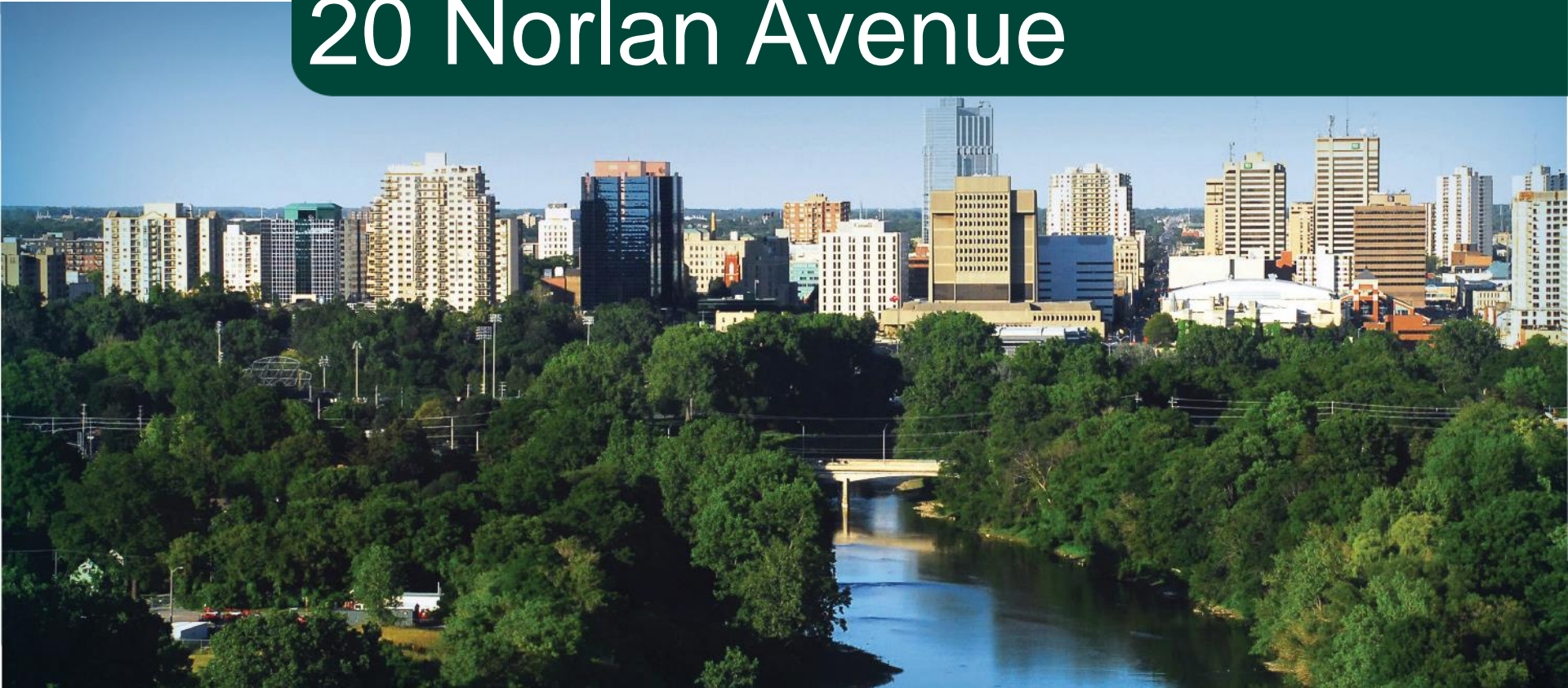


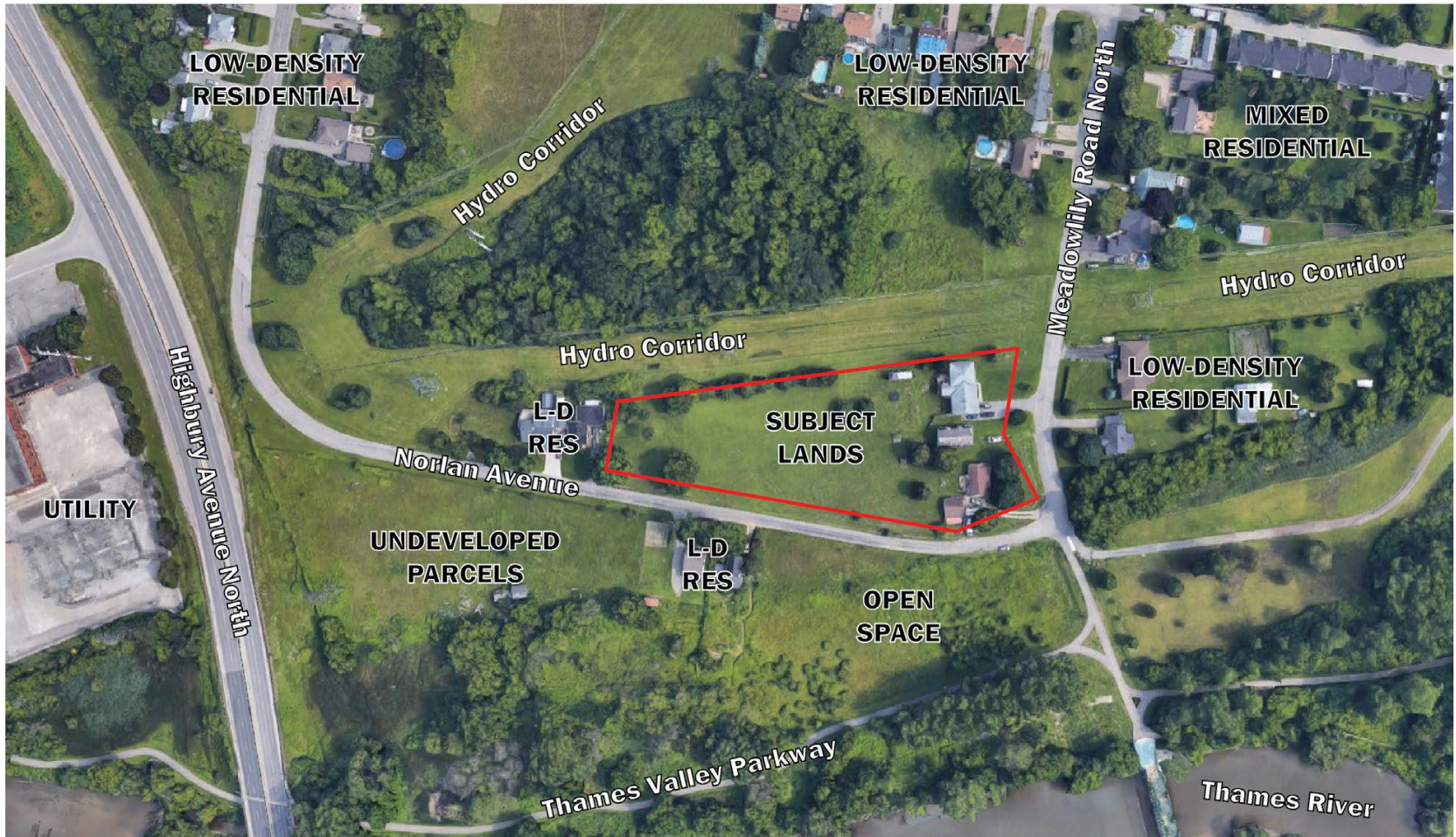


21-41 Meadowlily Road and 20 Norlan Avenue



OZ-9500/Royal Premier Homes
Planning and Environment Committee –
Monday, August 22, 2022

Location





OPA and ZBA Request

Existing

- 1989 Official Plan – Low Density Residential – still in force at time of application submission
- The London Plan – Neighbourhoods
- Zoning By-law Z-1 – R1-6

Applicant requested

1. special policy in both Official Plans to permit back-to-back townhouses at a height of 3 storeys and density of 91 u/ha through bonusing

The London Plan was changed to allow a 3 storey height and 1989 Official Plan no longer in force.

- 2 R5-7 (B) - density of 91 u/ha and 91 parking

-bonus for affordable housing (4 units), common outdoor amenity space, enhanced building design and enhanced landscaping.

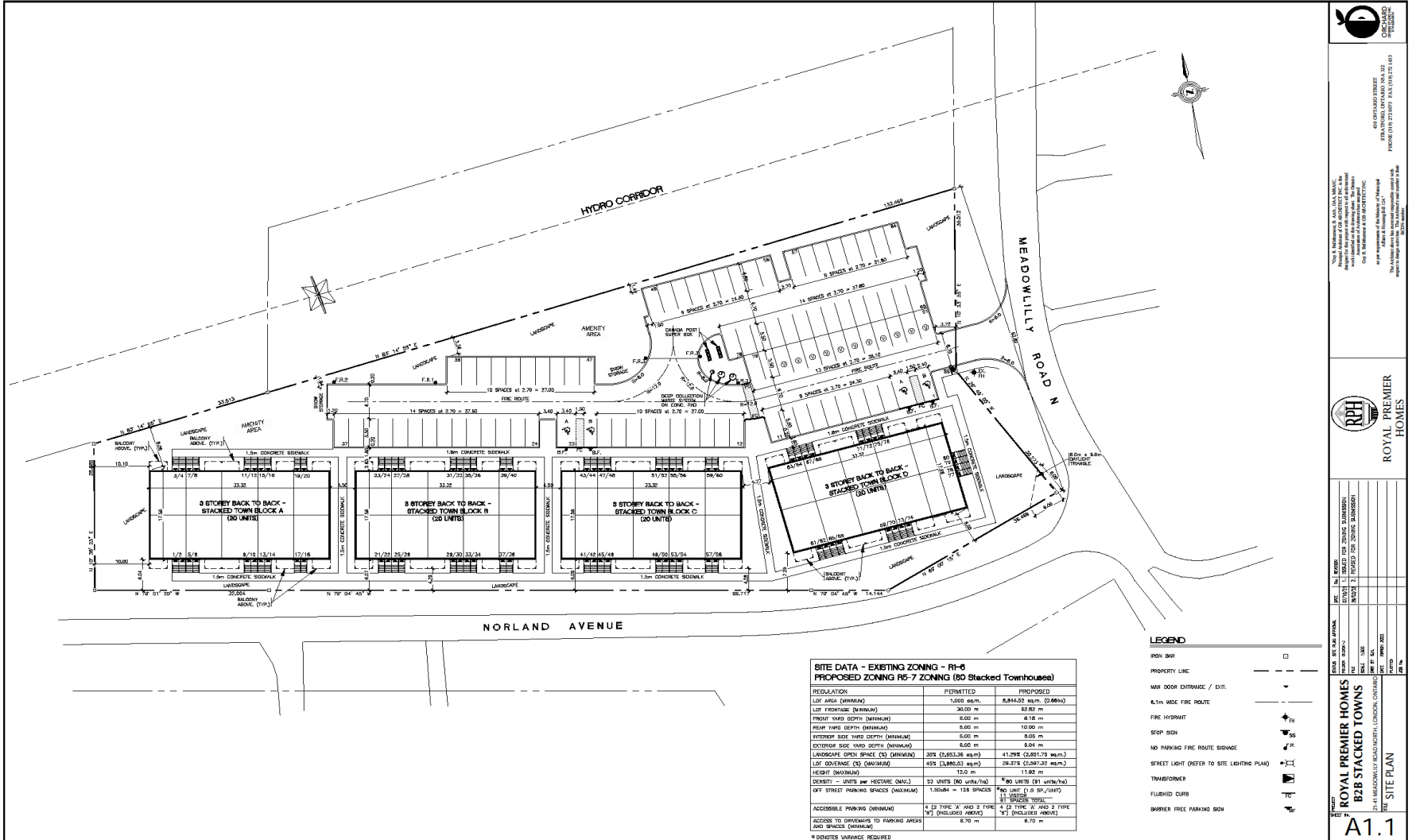


London
CANADA

Concept



Site Plan



**SITE DATA - EXISTING ZONING - R1-0
PROPOSED ZONING R5-7 ZONING (80 Stacked Townhouses)**

REGULATION	PERMITTED	PROPOSED
LOT AREA (MINIMUM)	1,000 sq.m.	8,344.82 sq.m. (2,066ha)
LOT FRONTAGE (MINIMUM)	30.00 m	83.82 m
FRONT YARD DEPTH (MINIMUM)	8.00 m	8.16 m
REAR YARD DEPTH (MINIMUM)	8.00 m	10.00 m
EXTENSION SIDE YARD DEPTH (MINIMUM)	6.00 m	6.00 m
EXTENSION SIDE YARD DEPTH (MAXIMUM)	6.00 m	8.04 m
LANDSCAPE OPEN SPACE (%) (MINIMUM)	30% (5,853.18 sq.m.)	41.29% (3,821.73 sq.m.)
LOT COVERAGE (%) (MAXIMUM)	45% (3,880.23 sq.m.)	29.27% (2,397.32 sq.m.)
HEIGHT (MAXIMUM)	13.0 m	11.82 m
DENSITY - UNITS PER HECTARE (MAX.)	22 UNITS (60 units/ha)	80 UNITS (81 units/ha)
GFT STREET PARKING SPACES (MAXIMUM)	1,500sqft = 128 SPACES	700 UNIT (1.0 SP./UNIT) 11,180sqft TOTAL
ACCESSIBLE PARKING (MINIMUM)	4 (2 TYPE 'A' AND 2 TYPE 'B') [INCLUDED ABOVE]	4 (2 TYPE 'A' AND 2 TYPE 'B') [INCLUDED ABOVE]
ACCESS TO DRIVEWAYS TO PARKING AREAS AND SPACES (MINIMUM)	6.70 m	6.70 m

*DIMENSIONS UNLESS OTHERWISE SPECIFIED

- LEGEND**
- IRON BWP
 - PROPERTY LINE
 - WALL DOOR ENTRANCE / EXIT
 - 8.1m WIDE FIRE ROUTE
 - FIRE HYDRANT
 - STOP SIGN
 - NO PARKING FIRE ROUTE SIGNAGE
 - STREET LIGHT (REFER TO SITE LIGHTING PLAN)
 - TRANSFORMER
 - FLESHED CURB
 - BARRIER FREE PARKING SIGN

NOTES:

1. This is a plan of an existing site. The site plan is based on the information provided by the applicant and is not a guarantee of the accuracy of the information. The applicant is responsible for the accuracy of the information.
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480 OXFORD STREET
TORONTO, ONTARIO M5G 1A7
PHONE: (416) 271-0007 FAX: (416) 271-4813

ROYAL PREMIER HOMES

828 STACKED TOWNS

THE SITE PLAN

A1.1



Public Comments

1. need for improvements to infrastructure
2. quiet area-disturbance-recreation
3. need for second access to development
4. access to Hamilton Road more difficult
5. Need for sidewalks for school kids
6. On-street parking needed

No concerns about height , form or “look” of development from the public.



Department/Agency Comments

1. need for h-17 and h-100 holding provisions until services installed (EA currently in progress for Meadowlily Area).
2. Need for sanitary, storm, water and road improvements.
3. sidewalks needed.
4. rearrange parking aisles to provide larger common amenity area.



Recommendation and Rationale

1. add a special policy to The London Plan to allow stacked townhouses on a Neighbourhood Street in a Neighbourhoods Place Type.
 - site is unique- large enough with many locational advantages
2. Holding Residential R5 Special Provision Bonus Zone
 - holding zone until water, sanitary and other services are available

Bonus Zone – in return for allowing an increase in density from 60 to 91 units per hectare and a reduction in parking from 120 to 91 spaces the applicant is provided 4 affordable housing units and increasing the amount of common open space by 11 %.

Good example of residential intensification in an existing Built-up Area and Primary Transit Area (Provincial Policy Statement and the London Plan)