

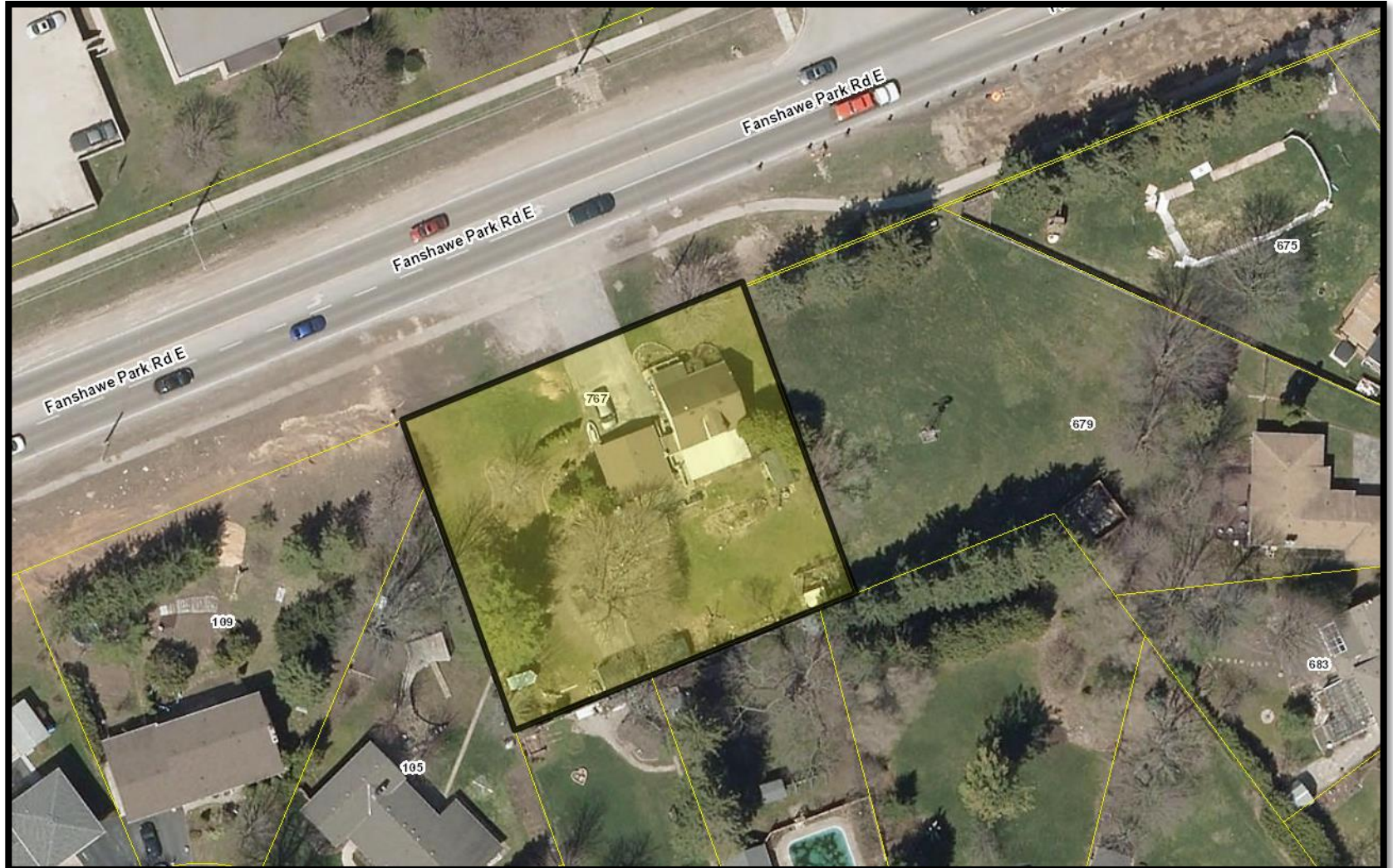


Slide 1 – Z-9499: 767 Fanshawe Park Road East



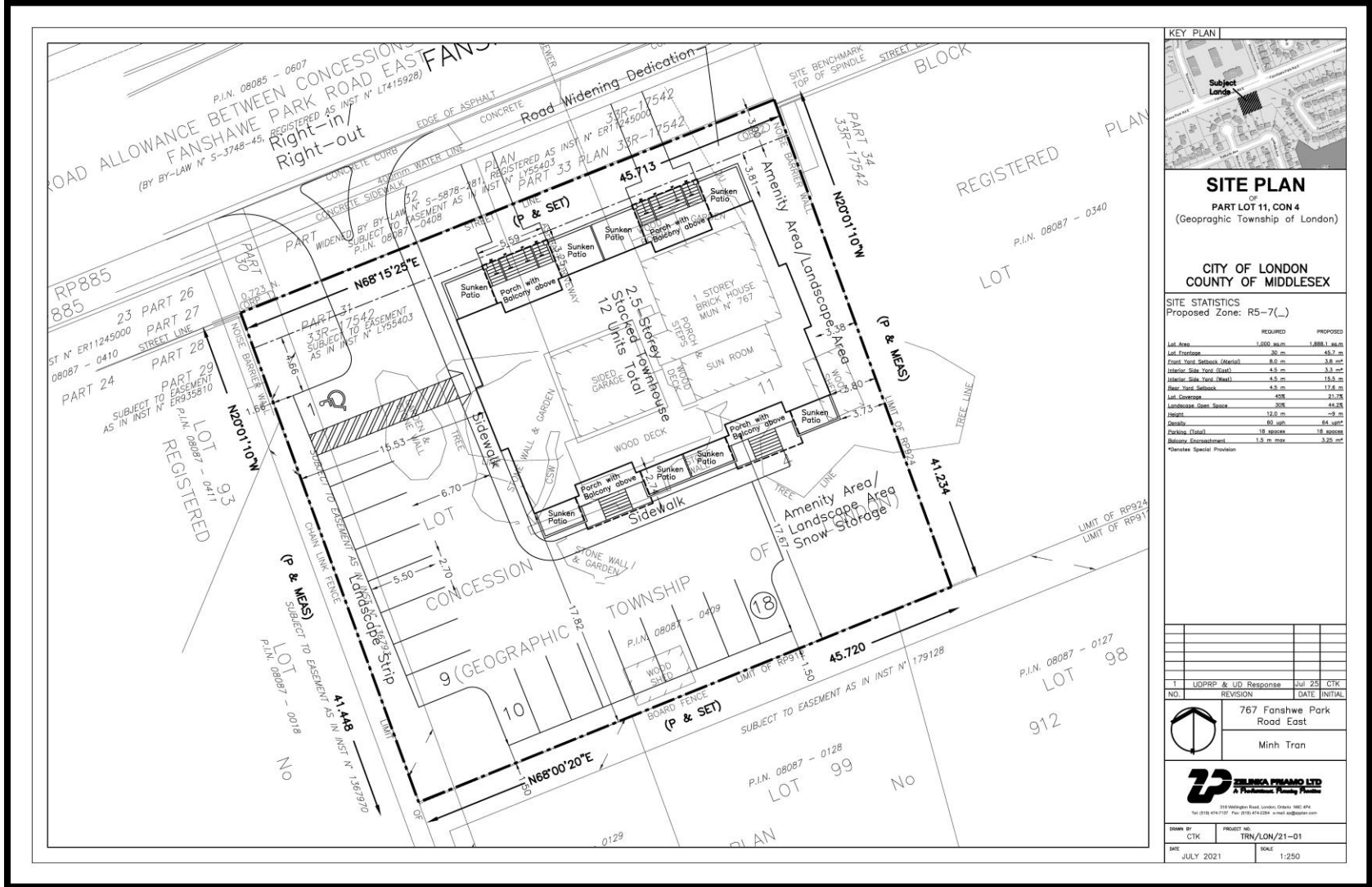
City of London
August 22, 2022

Slide 2 - Subject Site





Slide 3 - Proposed Development





Slide 4 – Proposed Development





Slide 5 – Policy Context

Provincial Policy Statement, 2020

- Encourages healthy, livable and safe communities which are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.
- Directs settlement areas to be the focus of growth and development, further stating that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities.
- Directs planning authorities to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area

The London Plan

- Neighbourhoods Place Type fronting an Urban Thoroughfare (Fanshawe Park Road East).
- Permitted uses include townhouses, stacked townhouses, low rise apartments.
- Permitted heights within this place type are 2 to 4 storeys.
- The London Plan provides direction to build a mixed-use compact city by planning for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward.

1989 Official Plan

- Current designation – Low Density Residential (LDR)
- Residential intensification may be permitted up to 75 units per hectare in the form of single detached and semi-detached dwellings, attached dwellings, cluster housing and low-rise apartments.



Slide 6 – Request

Summary of Request:

- Rezone the subject site from a Residential R1-7 Zone to a Residential R5 Special Provision (R5-7(_)) Zone providing for townhouses and stacked townhouses that will permit the proposed development. The following special provisions would facilitate the proposed development: a minimum front yard setback of 3.8 metres, a minimum interior side yard setback of 3.3 metres and a balcony encroachment of 3.25m into the required front yard and a maximum density of 64 units per hectare.



Slide 6 – Neighbourhood Concerns

- Privacy/Noise/ Lighting
- Traffic Impacts
- Over Intensification
- Storm Water Management

Slide 8 - Recommendation

Recommendation:

Staff is recommending approval as the amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the in-force policies of The London Plan and the 1989 Official Plan. The recommended amendment would facilitate the development of an underutilized site with a land use, intensity and form that is appropriate for the site.

