



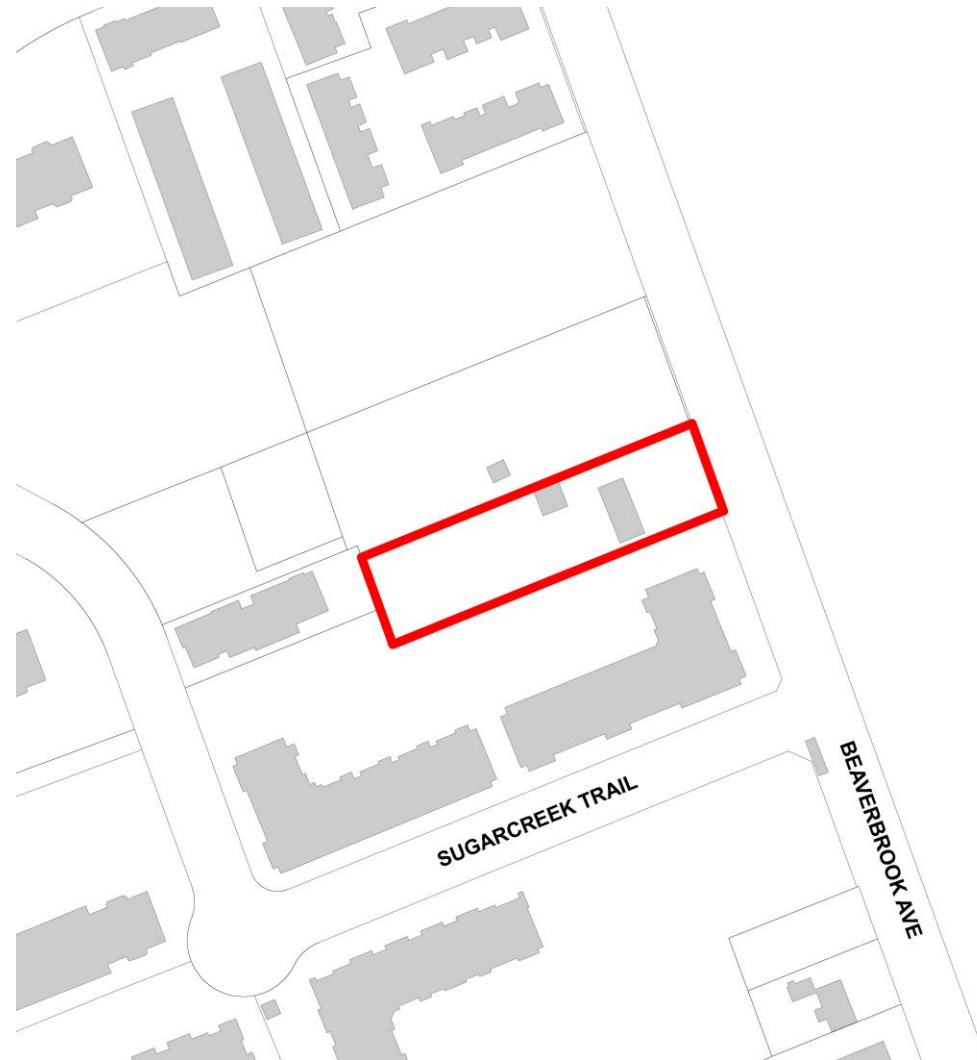
Slide 1 – OZ-9483: 604 Beaverbrook Ave



City of London
August 22, 2022

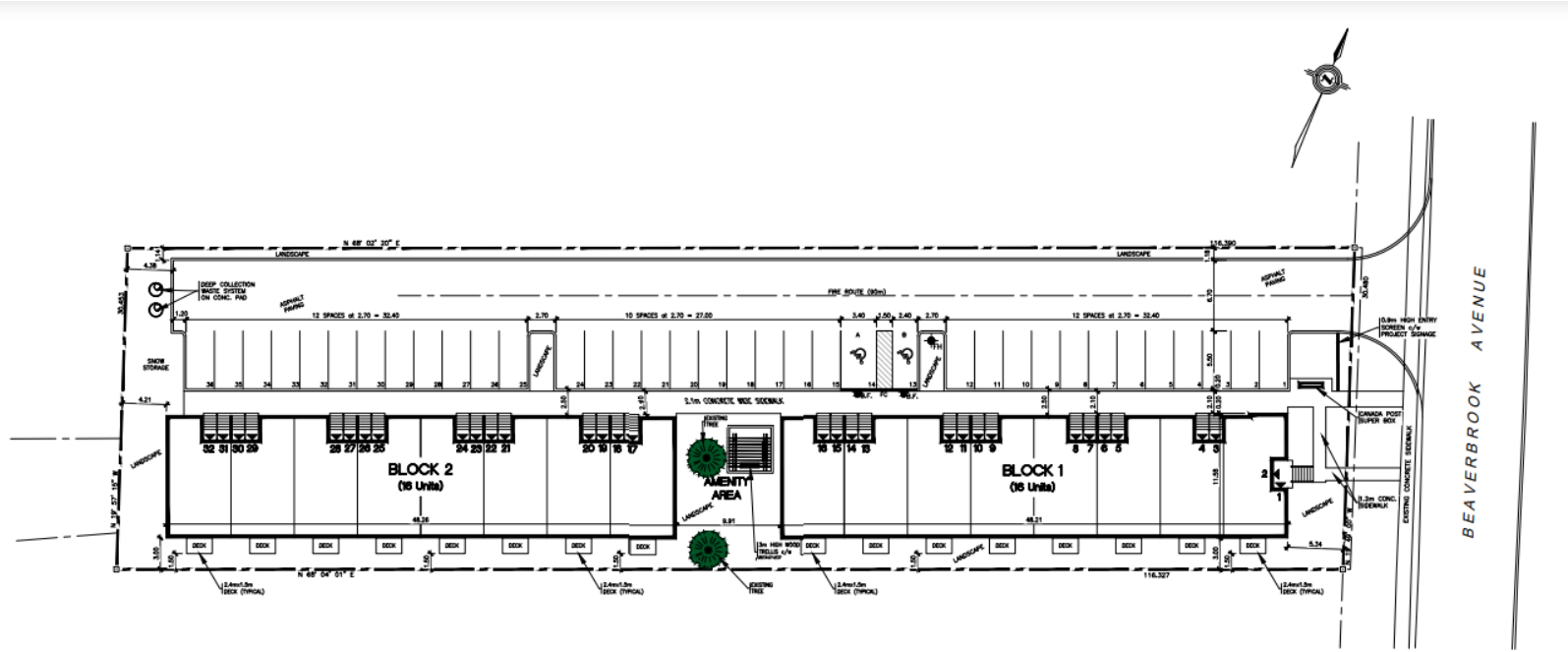


Slide 2 - Subject Site





Slide 3 - Proposed Development





Slide 4 – Proposed Development





Slide 5 – Policy Context

The London Plan

- Neighbourhood Place Type on a Neighbourhood Connector
- Permits single and semi-detached dwellings, duplexes, triplexes and townhouses
- Standard heights range from a minimum of 1 storeys, a maximum of 2.5 storeys, or consideration of 4 storeys

1989 Official Plan

- Multi-Family Medium Density Residential
- Permits permits multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged
- Normally height limitations will not exceed four (4) storeys
- Medium density development will not exceed an approximate net density of 75 units per hectare (30 units per acre). Additional density up to a maximum of 100 units per hectare may be made without amendment to the Official Plan for developments which qualify for density bonusing (3.3).



Slide 6 - Bonusing

Affordable Housing

- Calculation of lift
 - 75 uph as per 1989 Official Plan = 27 units for a 0.35 ha site
 - Consistent approach
- 2 units distributed evenly throughout the development
- Based on 80% of the Average Market Rent for a duration of 50 years

Design

- Drawings, site concepts and renderings are attached to the Zoning By-law amendment
- Additional considerations at site plan





Slide 7 – Site Specific Policy and Zoning

Site Specific Policy – London Plan

- 4-storey stacked townhouses

H-18*R6-5 () Zone with Bonus Zone

- Height of 12 metres, maximum density of 35 units per hectare
- Holding (h-18) provision – archaeological

Bonus Zone Special Provisions

- 4 storeys/13 metres,, with 32 residential units, and a maximum density of 92 units per hectare
- Reductions for front yard, rear yard, side yards, and parking

Slide 8 - Recommendation

