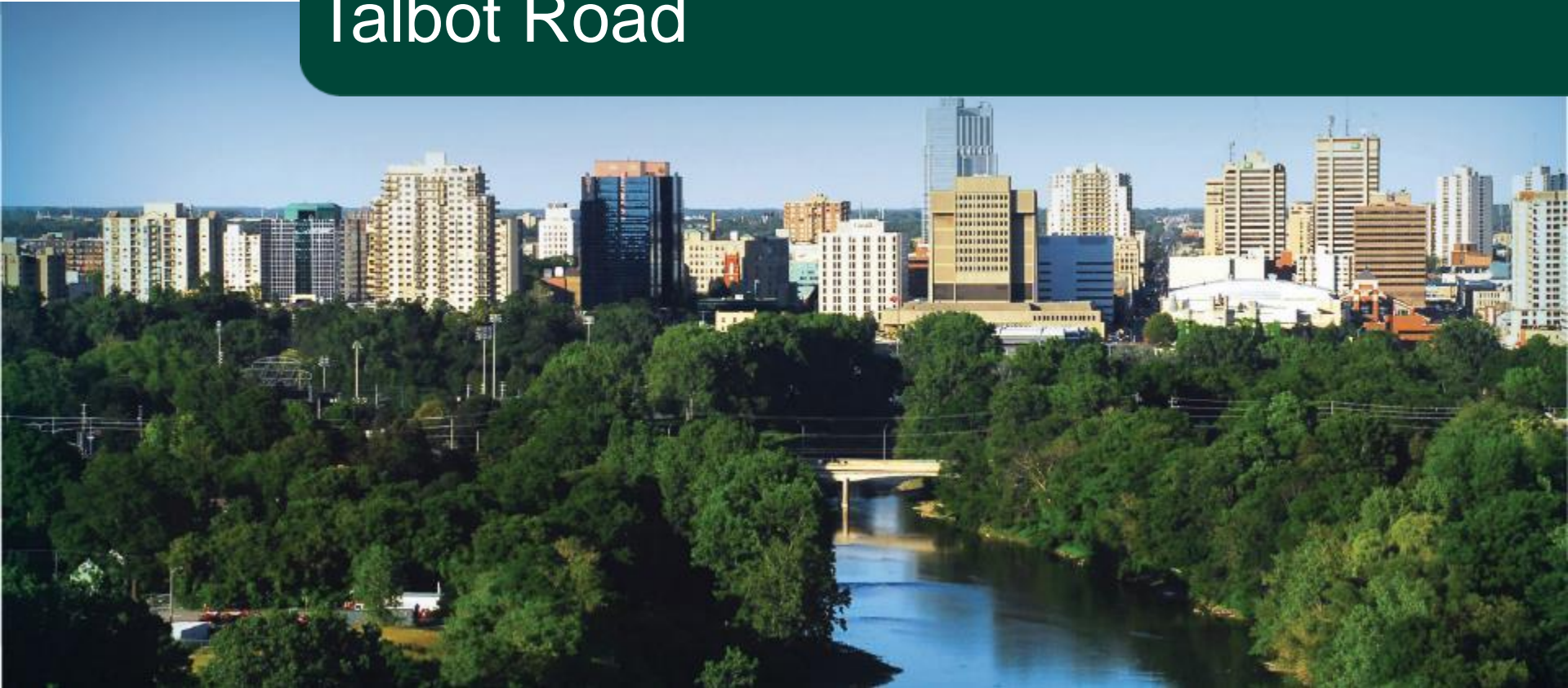


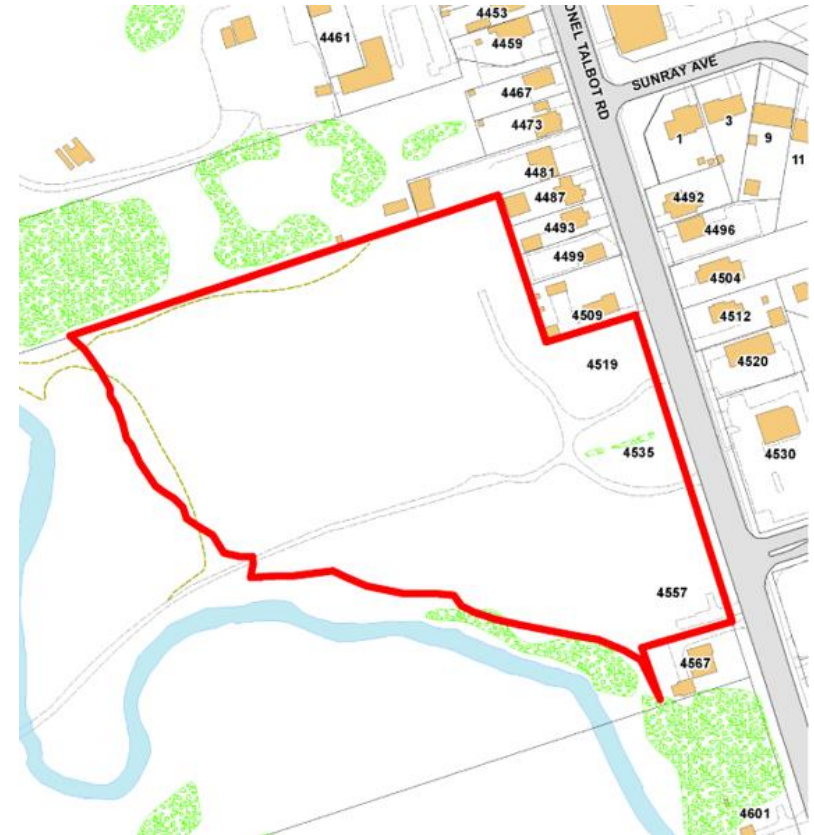


Slide 1 – Z-9433: 4519-4557 Colonel Talbot Road



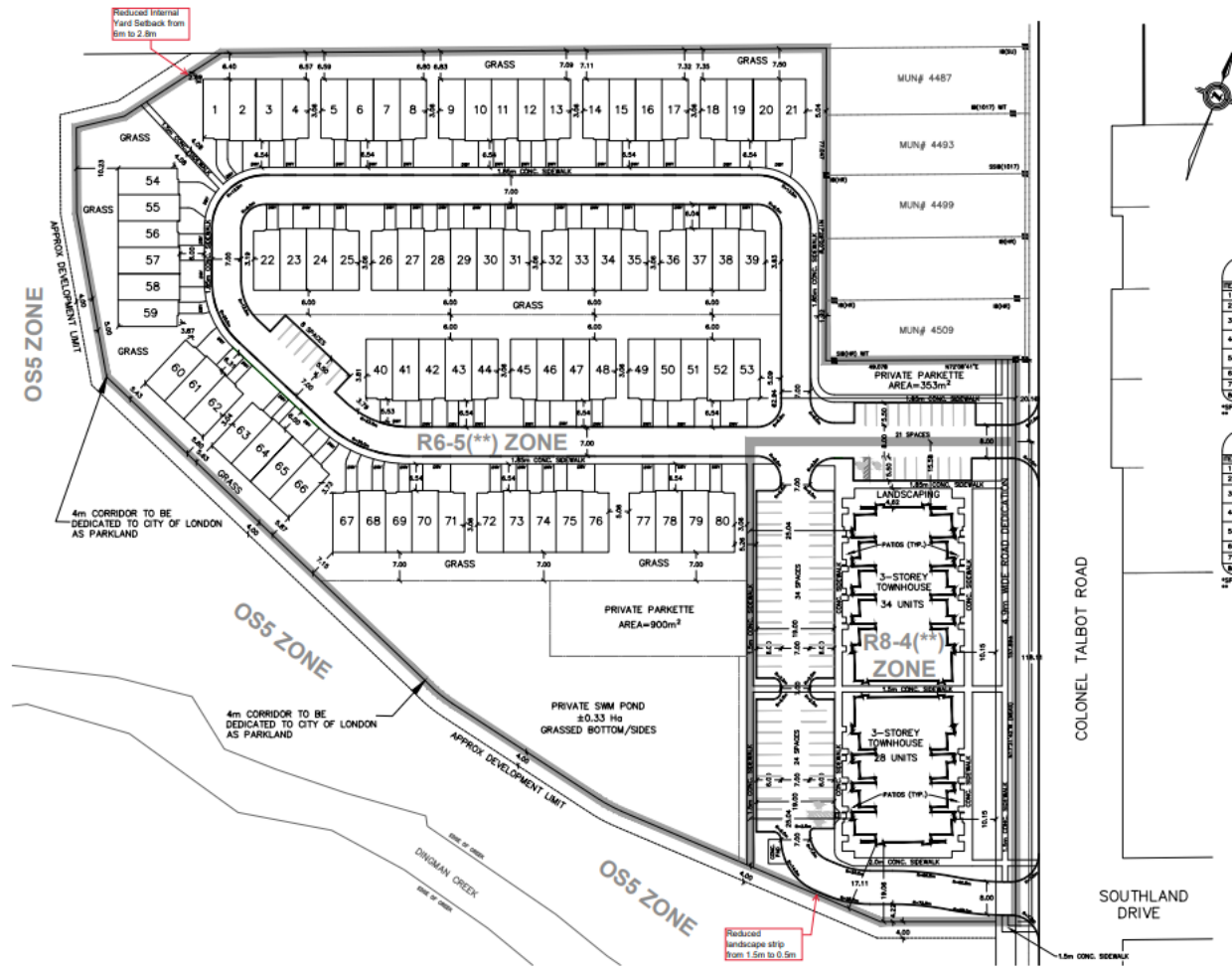
City of London
August 22, 2022

Slide 2 - Subject Site





Slide 3 - Proposed Development





Slide 4 – Proposed Development





Slide 5 – Policy Context

The London Plan

- Neighbourhood Place Type on an Urban Thoroughfare
- Permits a range of low rise residential uses, such as townhouses, stacked townhouses, triplexes, fourplexes, and low-rise apartments
- Standard heights range from a minimum of 2 storeys, a maximum of 4 storeys, or consideration of 6 storeys

- The site is identified as being within a Significant Valleylands on Map 5 – Natural Heritage, and within the Riverine Erosion Hazard Line for Confined Systems, the Regulatory Floodline, Highly Vulnerable Aquifers and the UTRCA Regulation limit on Map 6 – Hazards and Natural Resources of The London Plan.



Slide 5 – Policy Context(2)

1989 Official Plan

- Low Density Residential and Multi-Family Medium Density Residential
- Low Density Residential designation permits primarily single detached, semi-detached and duplex dwellings
- The Multi-Family, Medium Density Residential designation 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).
- The site is identified as being within the Big-picture Meta-cores/Meta-corridors policy area of the 1989 Official Plan and is affected by the Significant Corridor, and Maximum Hazard Line on Schedule B-1, and the Riverine Erosion Hazard Line for Confined Systems, Regulatory Floodline, and the Upper Thames River Conservation Authority regulated area on Schedule B-2 of the 1989 Official Plan



Slide 5 – Policy Context(3)

Southwest Area Plan

The primary permitted uses in the Low Density Residential and Multi-Family Medium Density Residential designations of the Official Plan shall apply. (20.5.7.1, 20.5.7.2). The Low Density Residential (LDR) policies require residential development to be at a minimum density of 18 units/ha and a maximum density of 35 units/ha. The Medium Density Residential (MDR) policies require residential development to be at a minimum density of 30 units/ha and a maximum density of 75 units/ha.

Housekeeping amendments were recently completed to align the 1989 Official Plan with The London Plan to remove bonusing and permit a density of up to 100 uph through a site-specific zoning by-law amendment

Where development occurs within distances adjacent to natural heritage features that trigger the need for an Environmental Impact Study (EIS)

Slide 7 – Zoning

- Residential R6-5 Special Provision (R6-5(*)) Zone, Residential R8-4 Special Provision (R8-4(*)) Zone, a holding Residential R6-5 Special Provision (h-(*).R6-5(*)) Zone, a holding Residential R8-4 Special Provision (h-(*).R8-4(*)) Zone and an Open Space (OS5) Zone
- Holding (h-()) provision – holding provision will ensure that all issues regarding hydrogeology, erosion setback maintenance, erosion structural, geotechnical setbacks and all matters relating to slope stability will be dealt with through the site plan approval process to the satisfaction of the City of London and the Upper Thames Conservation Authority (UTRCA).

Special Provisions

Townhouses

- An interior and rear yard setback of 2.5m whereas 6.0m is required.

Stacked Townhouses

- A density of 83 units per hectare whereas 75 maximum is required; and
- A landscaped strip of 0.5m whereas 1.5m is required to accommodate an internal driveway access

Slide 8 - Recommendation

