

# Slide 1 – Z-9309: 16 Wethered Street



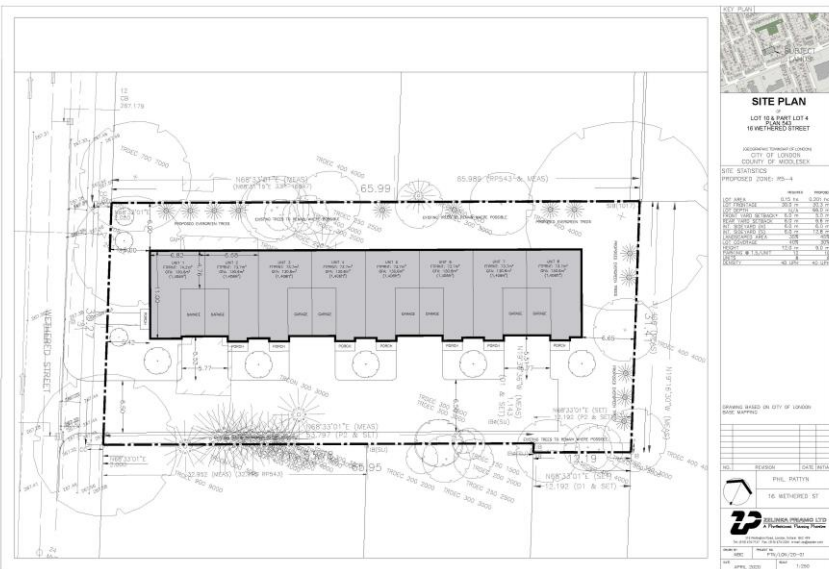
City of London  
October 3, 2022



# Slide 2 - Subject Site



# Slide 3 - Proposed Development





# Slide 4 - Previous Report

In November 2021, the applicant, 2445727 Ontario Inc. (Phil Pattyn), submitted a zoning application to rezone the subject site to a Residential R5 Special Provision (R5-4(\_)) Zone to facilitate the development of a 2-storey, 8-unit townhouse building. At the May 31<sup>st</sup>, 2021, Planning and Environmental Committee Public Meeting, the decision was made to defer the application and direct Civic Administration to review the proposal within the context of the Near Campus Neighbourhood Policies, as they relate to residential intensification, focusing on lots that front onto neighbourhood streets, but are immediately adjacent to rapid transit place types or urban corridor place types.





# Slide 5 – Proposed Development



Original Wethered St. Elevations



Revised Wethered St. Elevations



# Slide 6 – 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 a Neighbourhood Street (Wethered Street).
- Permitted uses include single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations and group homes
- Permitted heights within this place type are 1 to 2.5 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 7 – Policy Context Cont'd

## ***Near Campus Neighbourhood Policy***

Residential Intensification is contemplated in Near Campus Neighbourhoods where the site can function and accommodate the site requirements related to servicing, parking, grading and the retention of significant vegetation for the development, is appropriate within the context of the neighbourhood and adheres to the policies set forth in both the London Plan and 1989 Official Plan. Staff are satisfied that the recommendation will provide an appropriate form of residential intensification within a Near Campus Neighbourhood Area. Given the site's location on the periphery of a low density neighbourhood and in the proximity to the Urban Corridor Place Type, the proposal is considered an appropriate location and form of intensification to provide a transition from future higher intensity development along Oxford Street East to the existing low density residential neighbourhood.



## Slide 8 – Lots fronting Neighbourhood Streets but are adjacent to Rapid Transit Place Types or Urban Corridor Place Types

### ***Urban Corridor Place Types***

- Support for the development of a variety of residential types, with varying size, affordability, tenure and design that a broad range of housing requirements are satisfied.
- Urban Corridors will be places that encourage intensification over the course of The London Plan so that they can mature to support higher-order transit in the future.
- Given the planned function of Oxford Street East for more intense mixed-use development, the development is an appropriate example for appropriate intensification in a location that can provide a transition between high-and low-intensity uses.
- Within the Urban Corridor Place Type, buildings have a standard maximum height of six (6) storeys and are to be sensitive to adjacent land uses and employ such methods as transitioning buildings heights or providing sufficient buffers to ensure compatibility (840.1). The townhouse building is to be two (2)-storeys and below the maximum height permitted in the Urban Corridor Place Type.
- Staff are satisfied that the intent of the Urban Corridor Place Type policies have been achieved.



# Slide 9 – Request

## **Summary of Request:**

- Rezone the subject site to a Residential R5 Special Provision (R5-4(\_)) Zone providing for townhouses that will permit the development. The following special provision would facilitate the development: permitted townhouse dwelling use, a minimum front yard setback of 5.0 metres whereas a 6.0 metre front yard setback is required, a maximum height of 10.5 metres, and a minimum of 2 street-oriented units shall be required along Wethered Street.

# Slide 10 - 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 and intensity that is appropriate for the site.

