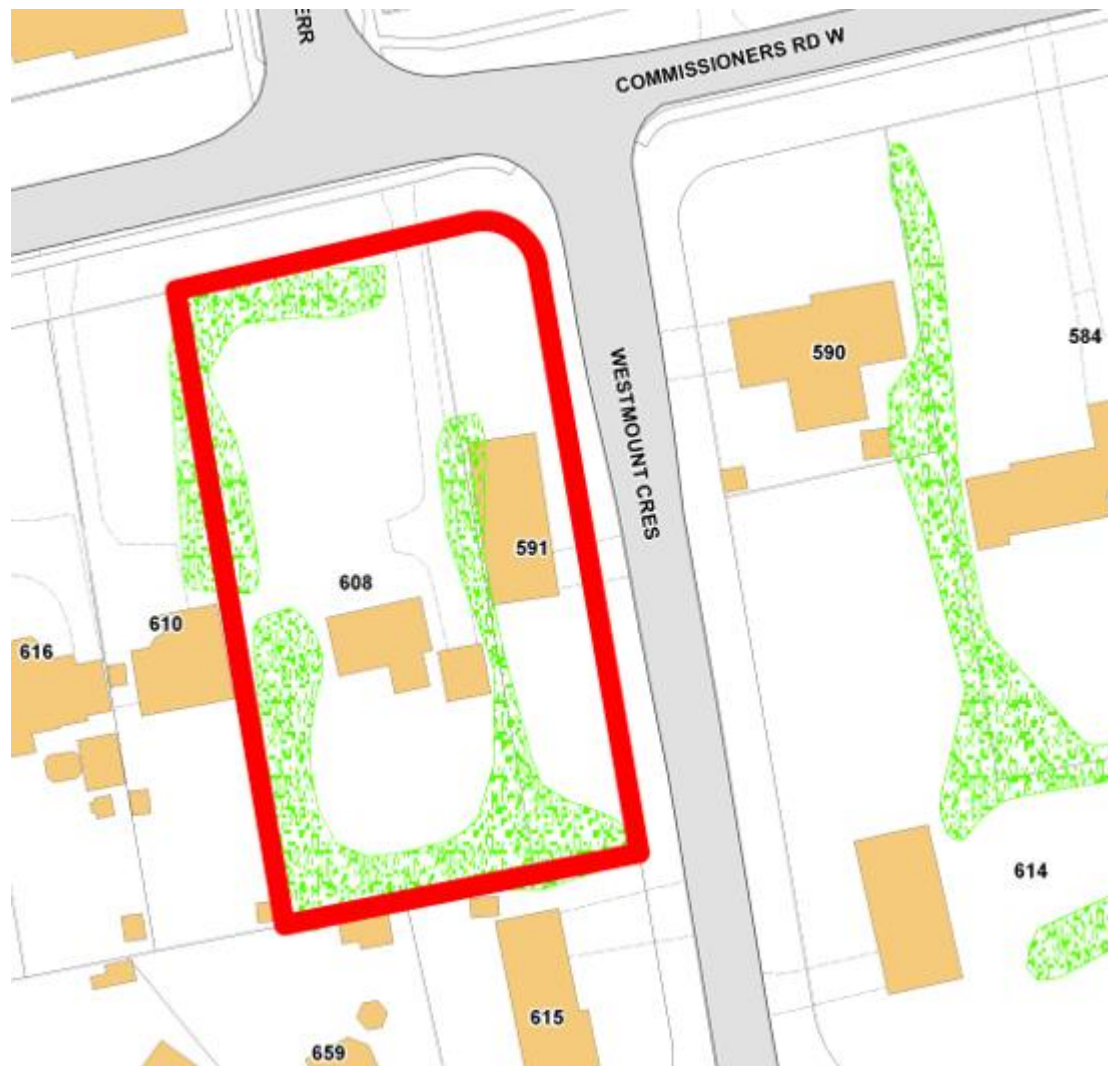


# Z-9516: 608 Commissioners Road West



City of London  
November 28, 2022

# Slide 2 - Subject Site







# Slide 4 – Original Proposed Development







# Slide 6 – Revised Proposed Development



# Slide 7 – Policy Context

## ***The London Plan***

- the Neighbourhoods Place Type fronting on a Civic Boulevard (Commissioners Road West) and a Neighbourhood Connector (Westmount Crescent)
- Permitted uses include location include a range of low and mid density residential dwelling types, including low-rise apartment buildings, which are permitted to an upper maximum height of 6-storeys
- The London Plan height framework promotes intensification along higher order streets. Specifically, Policy 919\_ 2 and 3 speaks to the range of uses and intensity permitted will be related to the classification of the street.
- Properties fronting onto major streets may allow for a broader range of uses and more intense forms of development than those fronting onto minor streets.



# Slide 8 – Neighbourhood Concerns

The public's concerns generally dealt with the following matters:

- Height
- Density
- Lack of street lighting and sidewalk facilities
- Privacy/Overlook
- Light/Noise impacts
- Traffic
- Parking
- Loss of property value





# Slide 9 – Use, Intensity and Form

- An apartment is not out of place along an arterial road in the neighbourhood and its impact would be mitigable. Consistent with this surrounding context as well as the list of uses permitted in the policies, the recommended 6-storey apartment building is in keeping with the policies at this location.
- The recommended apartment building will contribute to the existing range and mix of housing types in the area, which consists primarily of low density residential. Although the proposed development has a greater intensity and built form as compared to the existing surrounding neighbourhood context, it fronts along an arterial road, provides appropriate setbacks and incorporate transitioning design elements to adjacent uses.
- The subject site is in an area where The London Plan directs and support residential intensification and redevelopment. The proposal is considered in keeping with the intensity policies set out by The London Plan.
- The proposed form of development has made a strong effort to maintain a scale and rhythm that responds to the surrounding land uses, and that the location and massing of the proposed building is consistent with urban design goals of The London Plan.

# Slide 10 - Recommendation

