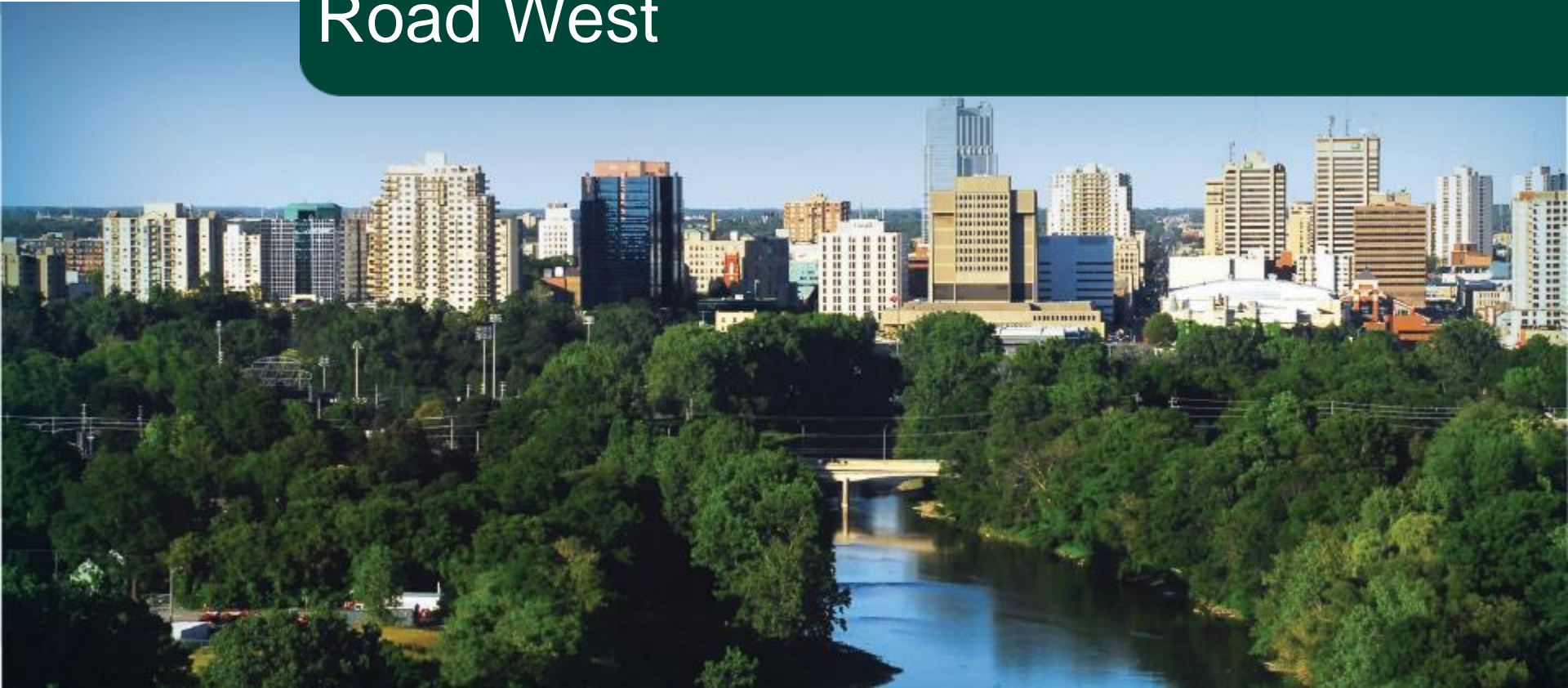




Slide 1 – Z-9541: 634 Commissioners Road West

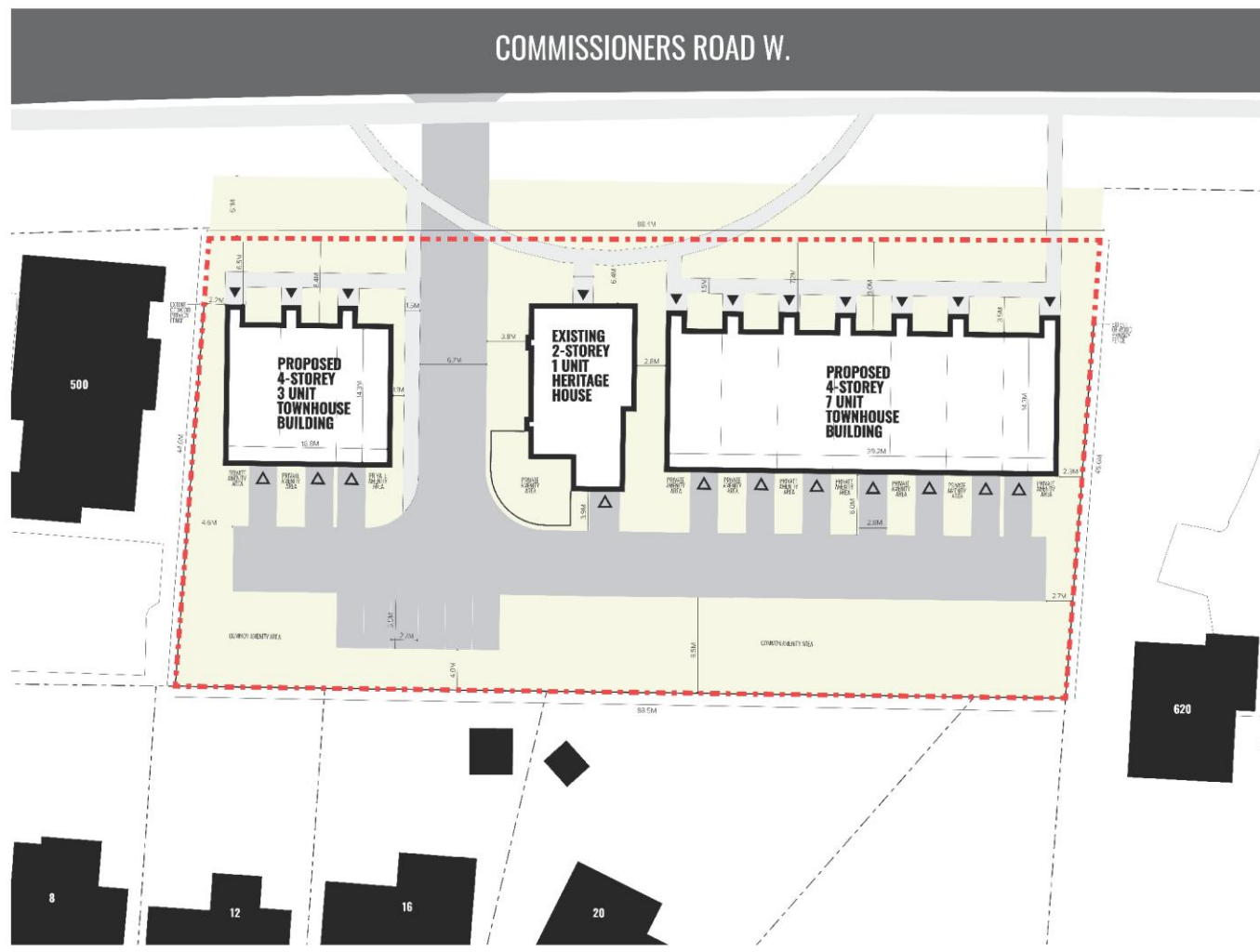


City of London
January 9, 2023

Slide 2 - Subject Site



Slide 3 - Proposed Development



CONCEPT PLAN

PROJECT SITE
634 Commissioners Road West

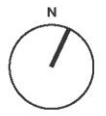


SITE DATA

Regulations	Road Front	Proposed
Permitted Uses:	Cluster Townhouse Dwelling	Cluster Townhouse Dwelling
Lot Area:	1,000.0m ² (250' x 40')	4,489.3m ²
Lot Frontage:	30.0m (98' 4")	88.4m
Front Yard:	8.0m	8.4m
Side Yard:	0.5m/0.6m (8.0m req.)	East 2.3m*
Rear Yard:	0.5m/0.6m (8.0m req.)	20.3m
Landscape OS:	30% (max)	55%
Lot Coverage:	45% (max)	23%
Height:	12m	13.5m*
Density:	60dup (max)	24dup
Parking:	15 (and 16.5 req.)	2 (450m ² DP total)

* Reserve Space Provision

Client: Royal Propper
Date: 09/18/2022
Drawn By: L. Smiley
Plan Scale: 1/8" = 1'-0"
File No: 2022-634CW
Version: 1.0



Lot Boundary Disclaimers: Site dimensions have been estimated based on data provided by the owner. Drafting and design fees include no warranties or guarantees regarding the accuracy of the lot boundaries.

Slide 4 – Proposed Development



Front View Rendering of Development



Rear View Rendering of Development

- The applicant reduced the maximum height of the development to be 3 storeys in order to provide more prominence to the heritage dwelling. No new site concept plan was submitted as all elements remain unchanged, aside from the height of the proposed dwellings.*



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
- Municipalities are required to identify and promote opportunities for intensification and redevelopment, taking into consideration an area's existing building stock, accommodating a significant supply and range of housing options, including various housing types, densities, and a variety of affordable and market-based housing arrangements, promoting development standards which facilitate intensification, redevelopment and compact form

The London Plan

- Neighbourhoods Place Type fronting on a Civic Boulevard (Commissioners Road West).
- Permitted uses include single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses dwellings and low-rise apartments.
- Permitted heights within this place type are 2 to 3 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.
- *The use and intensity of the 3-storey townhouse development on the subject site is in conformity of the London Plan policies within the Neighbourhoods Place Type fronting a Civic Boulevard.*



Slide 6 – Existing Heritage Dwelling



An important feature of this development is the retention of the existing 1870 Georgian Style Heritage dwelling. The development will retain the original building and ensure that the proposed new built form does not alter or overwhelm the heritage attributes of the existing structure from the street.



Slide 7 – Request

Summary of Request:

The purpose and effect of this zoning change is to permit two 3-storey townhouses with 10 units and the retention of an existing detached dwelling, totalling 11 units. The request is to rezone the site **FROM** a Residential (R1-9) Zone **TO** a Residential R5 Special Provision (R5-7(_)) Zone to permit cluster townhouse dwellings, and stacked townhouse dwellings. The following special provisions are being requested: a reduced front and exterior side yard depth of 6.5 metres, a reduced minimum interior yard depth of 1.8 metres (first 30 metres of lot depth) and 3.0 metres (for the remainder of the lot) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres when the wall of a unit contains windows to habitable rooms, a rear yard depth of 1.0 metres per 1.0 metres of main building height, but in no case less than 6.0 metres, and a minimum 6.0 metre deep landscape strip along the south lot line (up to 6 parking stalls may encroach into the required landscape strip).



Slide 8 – Neighbourhood Concerns

- Increased Intensity
- Increased traffic, noise
- Height, compatibility of neighbourhood, view obstruction
- Removal of mature trees/loss of green space
- Storm water management

Slide 9 - 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, including but not limited to the Key Directions and the Neighbourhood Place Type Policies. The recommended amendment will facilitate the development of an underutilized site with a land use, intensity, and form that is appropriate for the site.

