



London
CANADA

Slide 1 – Z-9540- 489 Upper Queen Street



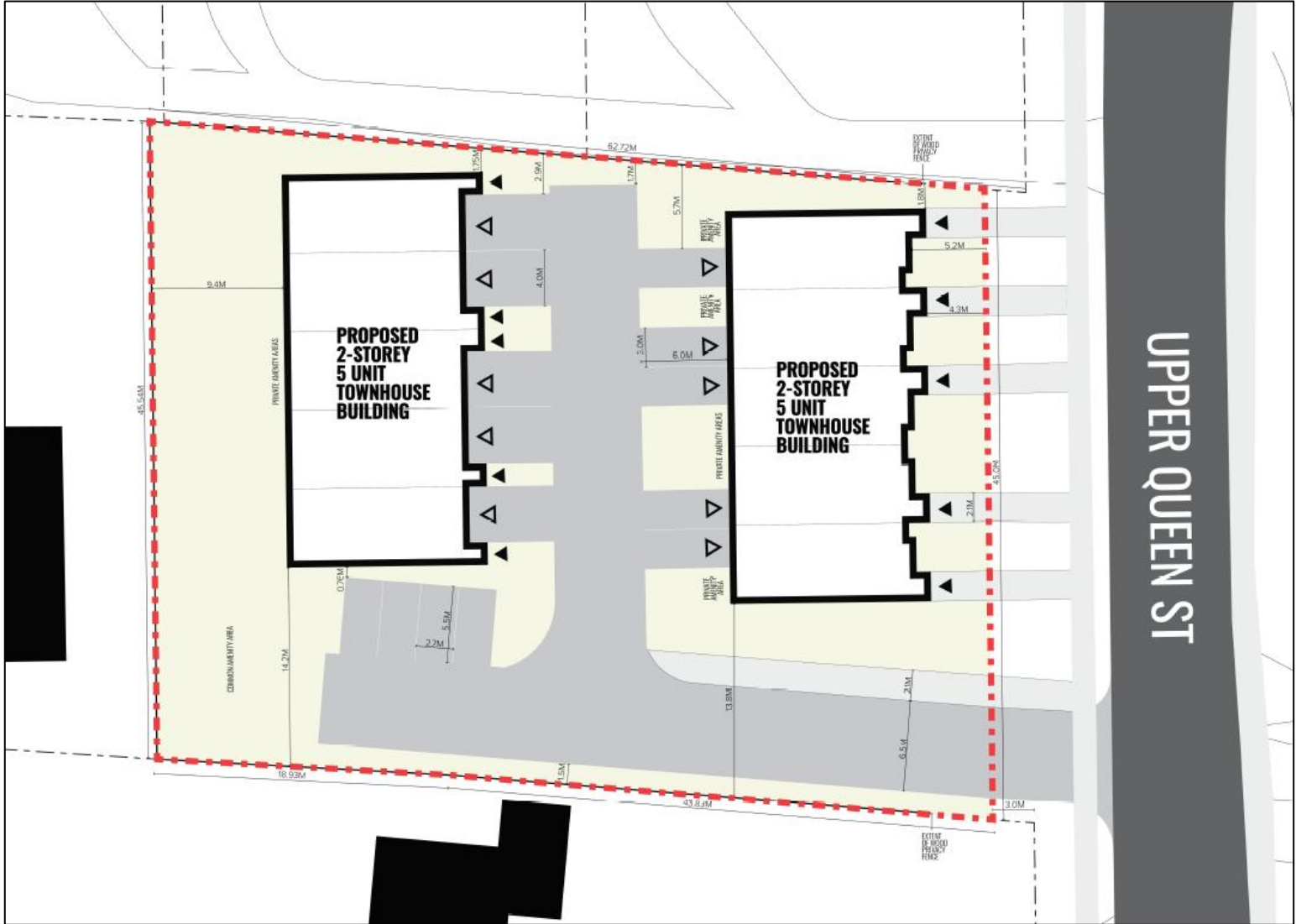
City of London
January 30, 2023

Slide 2 - Subject Site

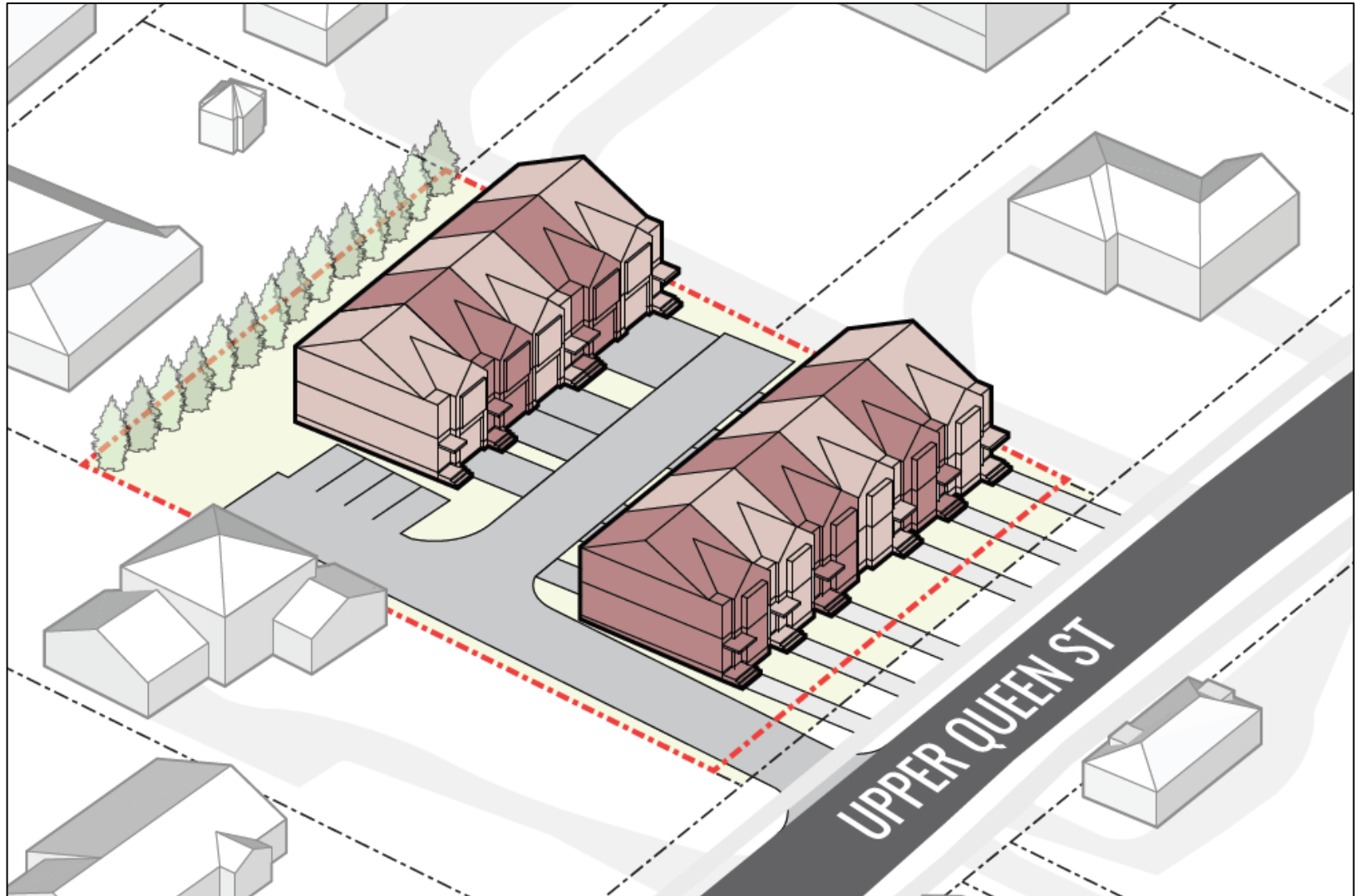




Slide 3 - Proposed Development



Slide 4 – Proposed Development



**Massing model from first draft of the proposal not including the pedestrian pathway or the removal of the southern most unit



Slide 5 – Policy Context

The London Plan

- Neighbourhoods Place Type on a Local Road
- Townhouses are permitted up to a maximum of 3 storeys
- Within close proximity (approx. 90m) to Commissioners Road E (Civic Boulevard – 6 storeys max)
- Residential Intensification is encouraged within existing neighbourhoods provided that a variety of design policies/criteria is considered. (The London Plan, Policy 953_ 2 and 3). These include:
 1. Site layout within the context of the surrounding neighbourhood, considering such things as access points, driveways, landscaping, amenity areas, building location, and parking.
 2. Building and main entrance orientation.
 3. Building line and setback from the street.
 4. Character and features of the neighbourhood.
 5. Height transitions with adjacent development.
 6. Massing appropriate to the scale of the surrounding neighbourhood.



Slide 7 – Neighbourhood Concerns

- Inappropriate and incompatible building typology
- Over intensification
- Increase in traffic and safety issues
- Insufficient on-site parking
- Invasion of privacy on the nearby single detached homes

Slide 8 - Recommendation



- A maximum height of 9.5 metres;
- A maximum density of 36 units per hectare (uph)
- A minimum front yard depth of 4.0m;
- A minimum rear yard depth of 1.0 metres per metre of main building height or fraction thereof but in no case less than 6.0 metres;
- A minimum northern interior yard depth of 1.8 metres 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 minimum southern interior yard depth of 10 metres;
- Garage and driveways must remain to the rear (west) of the street facing units