

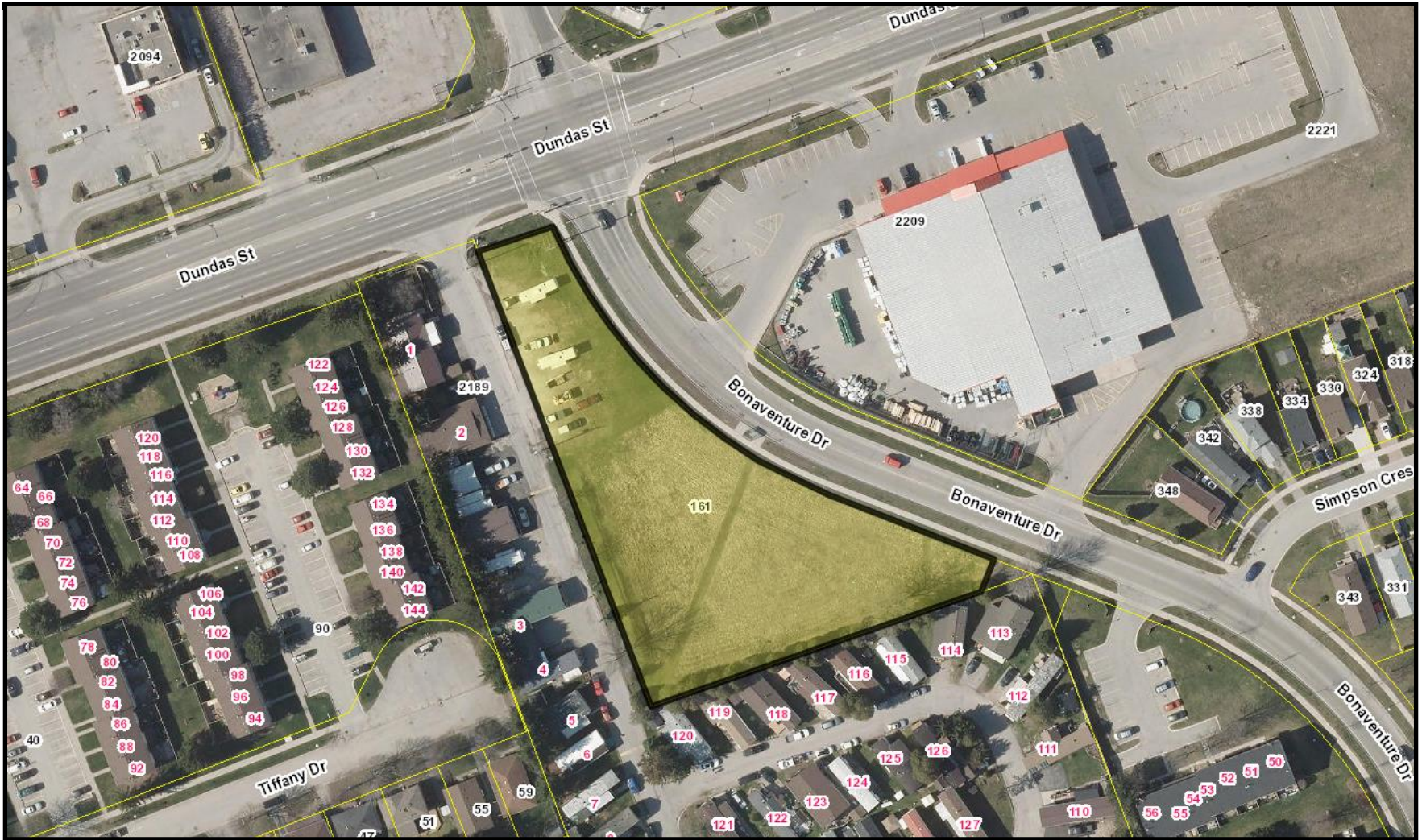


Slide 1 – Z-9574:161 Bonaventure Drive



City of London
March 27, 2023

Slide 2 - Subject Site



Slide 3 - Subject Site



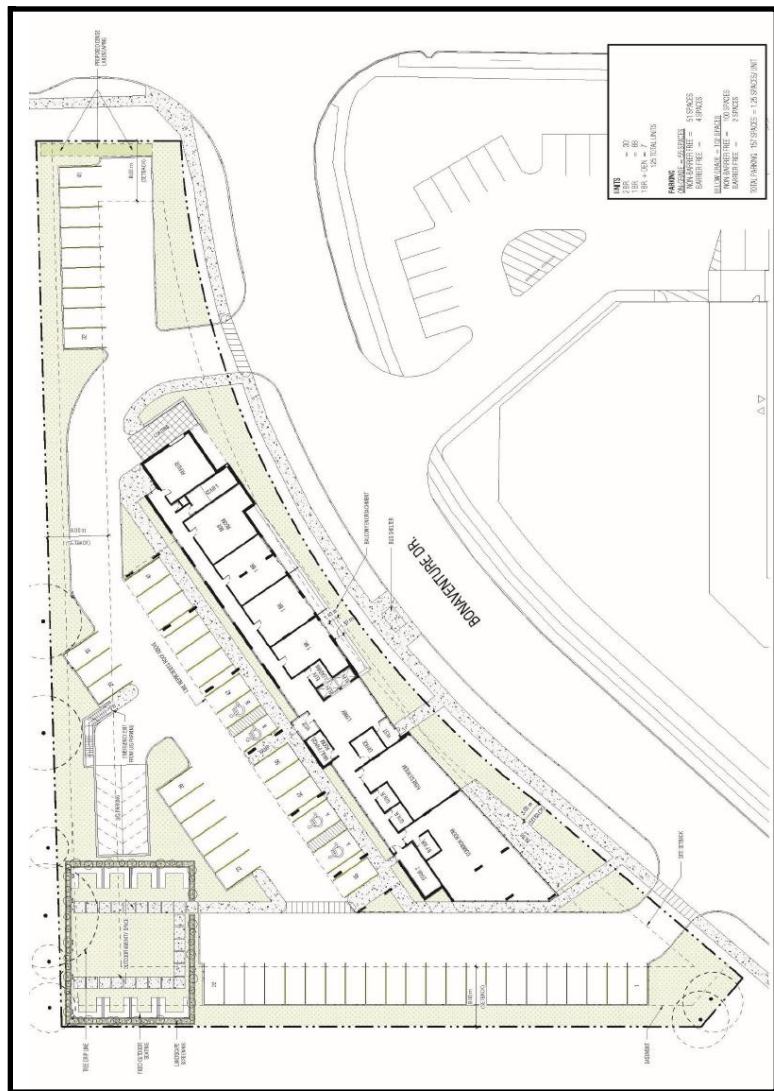
161 Bonaventure Drive, facing north on Bonaventure Drive (Google Image, June 2021)



161 Bonaventure Drive, facing south on Dundas Street (Google Image, June 2015)



Slide 4 - Proposed Development



Site Concept



Rendering; view from Bonaventure Drive



Rendering; view from Bonaventure Drive



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
- Promotes the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs

The London Plan

- Urban Corridor Place Type fronting a Neighbourhood Connector (Bonaventure Drive) and intersecting with a Civic Boulevard (Dundas Street).
- Permitted uses includes a range of residential, retail, service, office, cultural, recreation and institutional, with a minimum of 2 storeys, a standard maximum of 8 storeys and an upper maximum of 10 storeys.
- *The use and intensity of the proposed 8-storey apartment building is in conformity of the London Plan policies within the Urban Corridor Place Type.*
- The recommended amendment will result in 125 residential units contributing to a variety of housing options available in the area on a site that is otherwise vacant and underutilized.
- The development is being proposed in a location where existing transit, services, amenities and facilities are within close proximity, thereby reducing the need to grow outward.



Slide 6 – By-law Amendment

Summary of Amendment:

The purpose and effect of this zoning change is to permit an 8-storey apartment building containing 125 units with 157 parking spaces. Request to change the Zoning By-law Z.-1 **FROM** Highway Service Commercial (HS1), (HS4), and Restricted Service Commercial (RSC2), (RSC3), (RSC4) Zones **TO** a Residential R9 Special Provision (R9-7(_)) Zone to permit an 8-storey apartment building.

The following special provisions are required to facilitate the development: an increased density of 232 units per hectare, a reduced interior yard setback of 12.0 metres, a reduced exterior side yard setback of 2.0 metres, a rear yard setback of 16.0 metres, a parking area setback from the north lot line of 30 metres, and no access shall be provided along Bonaventure Drive within the first 60 metres of the intersection, south of the Dundas Street frontage.



Slide 7 – Neighbourhood Concerns

5 responses were received from the notice of application, citing the following concerns:

- Increased traffic
- View obstruction/loss of privacy/noise

Slide 8 - Recommendation

Recommendation:

Staff is recommending approval as the amendment is consistent with the Provincial Policy Statement, 2020, conforms to the in-force policies of The London Plan, including but not limited to, the Key Directions and Urban Corridor Place Type. The recommended amendment will facilitate the development of an underutilized site within the Built-Area Boundary with a land use, intensity and form that is appropriate for the site.

