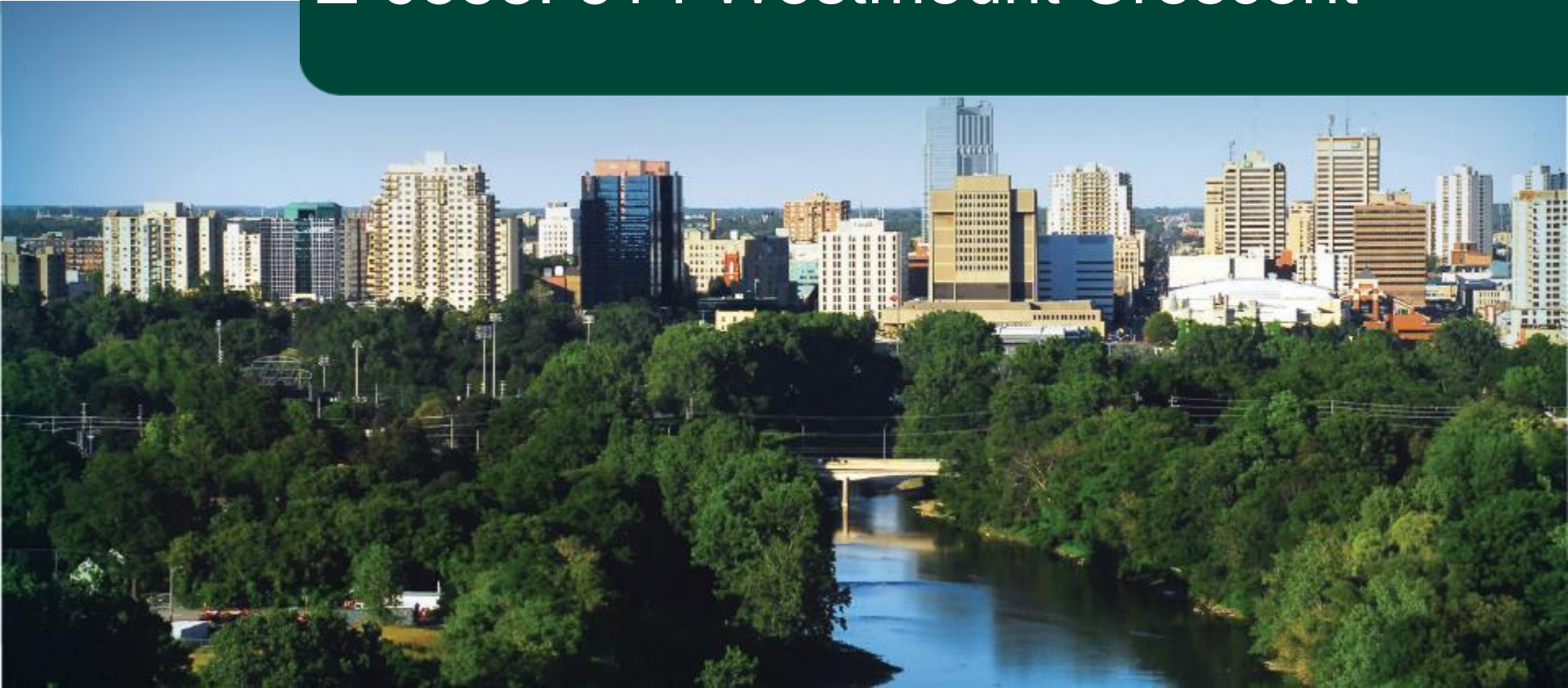




London
CANADA

Z-9553: 614 Westmount Crescent



City of London
March 27, 2023

Slide 2 - Subject Site



Slide 3 – Original Proposed Development





Slide 5 – Revised Proposed Development





Slide 7 – Policy Context

The London Plan

- the Neighbourhoods Place Type fronting on a Neighbourhood Connector (Westmount Crescent)
- Permitted uses include location include a range of low and mid density residential dwelling types, including townhouses, which are permitted to an upper maximum height of 3-storeys
- The London Plan contemplates residential intensification in appropriate locations and in a way that is sensitive to and a good fit within existing neighbourhoods (Policy 83_).



Slide 8 – Neighbourhood Concerns

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

- Density
- Lack of street lighting and sidewalk facilities
- Privacy/Overlook
- Light/Noise impacts
- Traffic
- Parking
- Loss of property value
- More development in the area



Slide 9 – Use, Intensity and Form

- In this context, a townhouse development is not out of place 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 development is in keeping with the policies at this location.
- Given this site is currently developed with a single detached dwelling, the proposed development represents an appropriate form of intensification through infill development.
- 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 townhouses is consistent with urban design goals of The London Plan.

Slide 10 - Recommendation

