

Planning and Design Report

Domus Developments

300 & 306 Princess Avenue

City of London



December 12, 2023



TABLE OF CONTENTS

1.0 INTRODUCTION	2
2.0 SUBJECT LANDS	3
3.0 SURROUNDING LAND USE CONTEXT	6
4.0 DESIGN GOALS AND OBJECTIVES	12
5.0 PROPOSED DEVELOPMENT	12
6.0 PROPOSED APPLICATIONS	14
6.2 Zoning By-law Amendment.....	14
7.0 BUILT FORM AND SITE COMPATIBILITY	14
7.1 Built Form.....	14
7.2 Massing and Articulation	15
7.3 Architectural Treatment	15
8.0 POLICY ANALYSIS	19
8.1 Provincial Policy Statement, 2020	19
8.2 The City of London 2016 Official Plan	21
8.3 West Woodfield Heritage Conservation District Plan, 2008	29
8.4 City of London Zoning By-law	30
9.0 ADDITIONAL CONSIDERATIONS	33
9.1 Public Consultation Strategy.....	33
9.2 Technical Studies	33
9.2.1 Heritage Impact Assessment.....	33
9.2.2 Stage 1 & 2 Archaeological Assessment.....	34
9.2.3 Tree Preservation Plan.....	35
10.0 CONCLUSIONS	35

1.0 INTRODUCTION

Domus Developments has made an application to amend the City of London Official Plan and Z.-1. Zoning By-law to facilitate the redevelopment at lands known municipally as 300 & 306 Princess Avenue (the “subject lands”) to permit two additions on the rear of the existing buildings. The proposed redevelopment would have a total of 18 units, 9 per building/lot. A pre-application consultation meeting took place with City of London Staff on July 18, 2023. The existing dwellings on the subject lands are to remain.

The purpose of this Planning and Design Report is to provide design details and evaluate the proposed Official Plan Amendment and Zoning By-law Amendment applications within the context of existing land use policies and regulations, including the Provincial Policy Statement, the City of London Official Plan (The London Plan), and the City of London Zoning By-law.

This report concludes that the proposed Official Plan Amendment and Zoning By-law Amendment application to permit the proposed development is appropriate and desirable for the following reasons:

- The proposed Zoning By-law Amendment is generally consistent with the policies of the 2020 Provincial Policy Statement and The London Plan;
- The proposed Zoning By-law Amendment will permit a desirable use in an area well-suited to support additional density/residential units;
- The proposed development will make efficient use of underutilized lands within an established built-up area of the City; and,
- The proposed development provides a well-functioning site design and built-form that is compatible with, and complimentary to the surrounding land uses.

2.0 SUBJECT LANDS

The subject lands consist of two rectangular-shaped parcels located on the north side of Princess Avenue, east of Victoria Park and Centennial Hall (Figure 1-2). The lands are currently occupied by two, 3-storey, single detached red brick homes, which are designated heritage buildings. Each building is vacant and currently contains six dwelling units. Surface parking areas at the rear of each building provides parking for the current residential dwelling units on the lands. Vehicular access is provided by a rear lane with connections out to Waterloo Street, and Wolfe Street. 300 Princess Avenue has a lot area of 747.6m² (8,047 ft²) and a frontage of 16.3m (175.4 ft). 306 Princess has a lot area of 738.5m² (7,949 ft²) and a frontage of 16.3 m (175.4 ft) along Princess Ave. The maximum lot depth of both parcels is 45.7m (491.9 ft). The subject lands abut the rear access lane to the north; another designated residential heritage building to the east; Princess Avenue to the south; and the Centennial Hall parking lot to the west. London Central Secondary School is located opposite the subject lands on the south side of Princess Avenue; and, Centennial Hall, Reginald Cooper Square and City Hall are located southwest of the subject lands on the west side of Centennial Lane which connects to Princess Avenue.

The subject lands are generally flat in topography. Several established trees are located in the front and rear yards of the subject lands.

Existing vehicular access is provided by a rear lane from Waterloo Street and Wolfe Street, leading to parking at the rear of the existing buildings. Access to public transit is available along Colbourne Street (Route #1), Richmond Street (Routes #1a, #2, #3, #4, #9, and #0), and Oxford Street East (Routes #91, #17 and #4), providing connections across the City of London. The subject lands are located near the future planned and currently under construction Bus Rapid Transit (BRT) route along Wellington Road/Street.

The subject lands are within the “*Neighbourhoods*” Place Type along a “*Neighbourhood Street*” Street Classification in *The London Plan*. 300 Princess Avenue is currently zoned “*Residential 3 (R3-2)*” and “*Office Conversion (OC2)*”; and 306 Princess Avenue is currently zoned “*Residential 3 (R3-2)*” and “*Residential 11 (R11)*” in the in the City of London Z.-1 Zoning By-Law.

Figure 1 – Aerial view of the subject lands with surrounding context

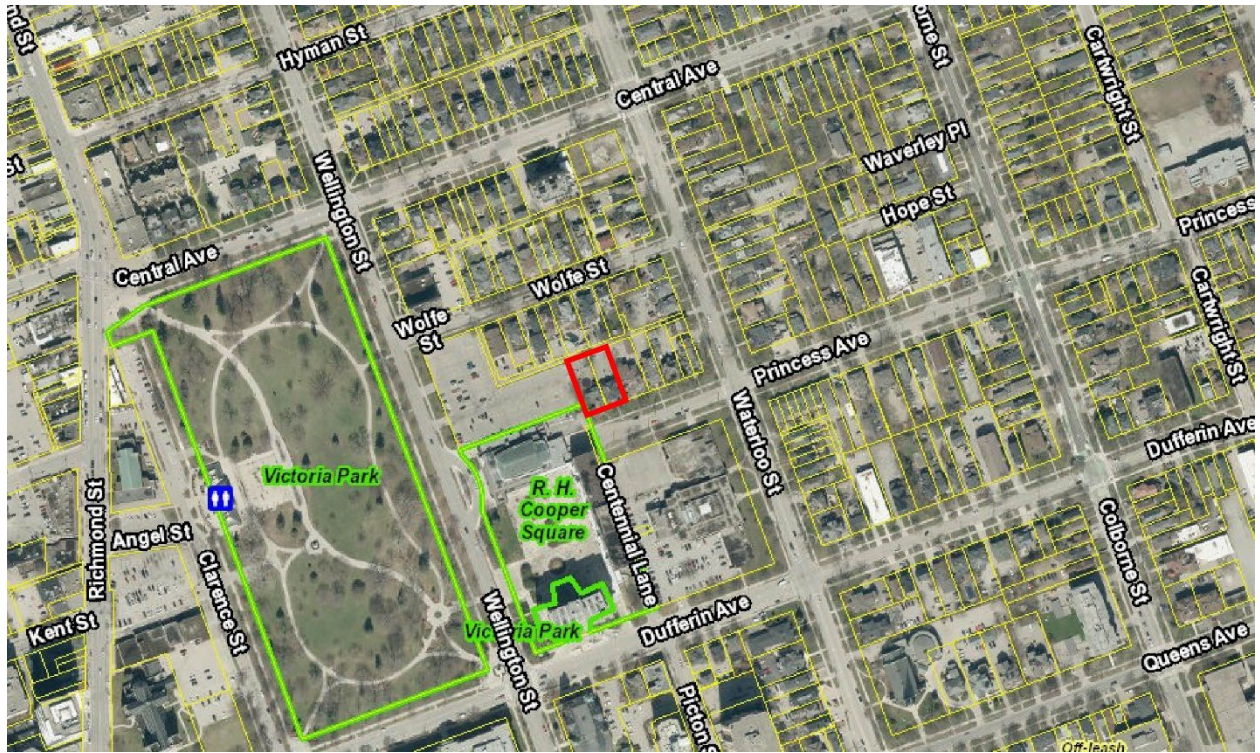


Figure 2 – Aerial view of the subject lands



Figure 3 – Google Street view of the subject lands (looking north)



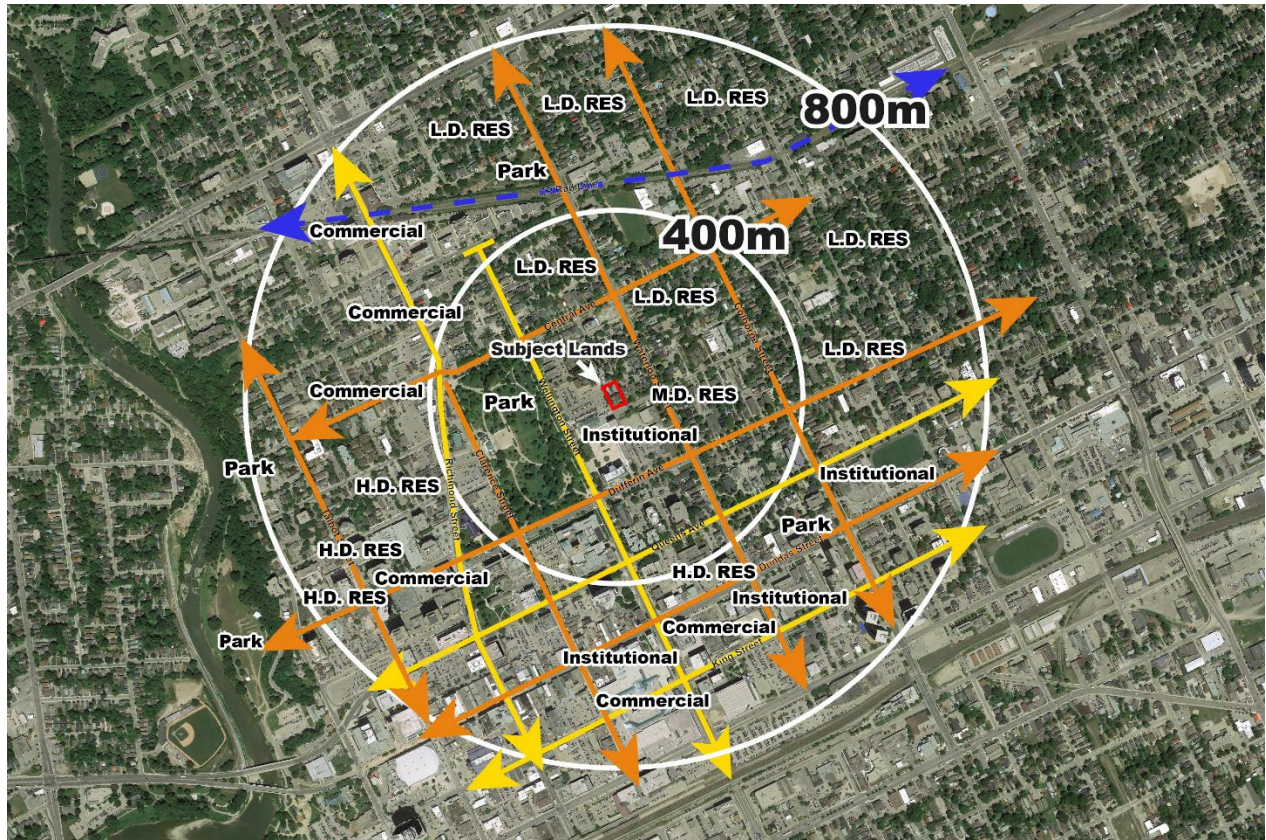
Figure 4 – View of the subject lands from the rear access lane (looking south)



3.0 SURROUNDING LAND USE CONTEXT

The subject lands are generally surrounded residential uses, community facilities, institutional uses, office space, commercial uses, and open space uses within, and proximate to, the downtown. The land uses within a 400m and 800m radii of the subject lands, representing an approximate 5-minute and 10-minute walking distance respectively, are shown in Figure 5.

Figure 5 – Spatial analysis of the subject lands within a 400m & 800m radii



The existing streetscape in this block of Downtown London (bordered by Wolfe Street to the north; Waterloo Street to the east; Princess Avenue to the south; and, Wellington Street to the west) primarily consists of residential uses, and the Centennial Hall parking area.

The existing lands uses within an approximate 400m, 5-minute walk radius of the subject lands are as follows:

North: Residential, commercial, and office uses are located north of the subject lands. The rear yards of the residential parcels to the north containing designated heritage homes abut the subject lands. Several single detached dwellings have been converted to business/office uses in the area. Additionally, Piccadilly Park is located north of the subject lands within this general radius. Beyond this, the neighbourhood fabric continues with single detached dwellings until Oxford Street East where commercial uses are concentrated.

Figure 6 – Abutting residential dwelling to the north of the subject lands (looming northeast)



Figure 7 – Abutting residential dwelling to the north of the subject lands (looming south)

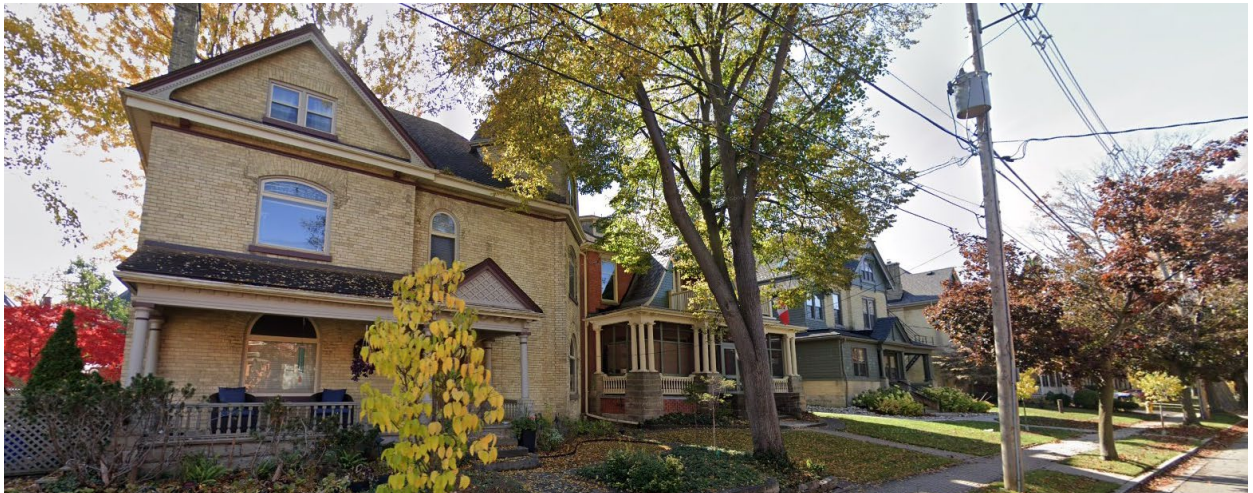
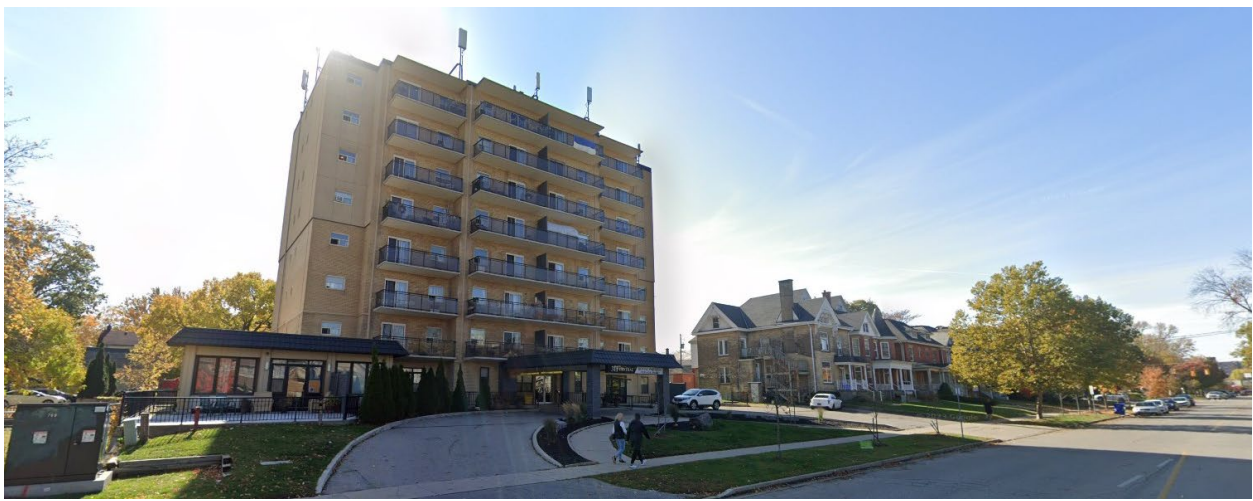


Figure 8 – 9-storey apartment building north of the subject lands



East: Residential and office uses are the primary land uses east of the subject lands. Built forms include townhouses, low and medium-rise residential apartment buildings, and single detached dwellings converted into office uses, and multi-unit residential buildings.

Figure 9 – Abutting residential dwellings to the east of the subject lands (looking north)



Figure 10 – Townhouses to the east of the subject lands on Princess Avenue (looking south)



Figure 11 – 4-storey apartment buildings to the east of the subject lands on Princess Avenue (looking north)



South: Office and institutional uses are located south of the subject lands and include a secondary school (London Central), single detached dwellings converted to office/commercial uses, and low-high rise apartment buildings.

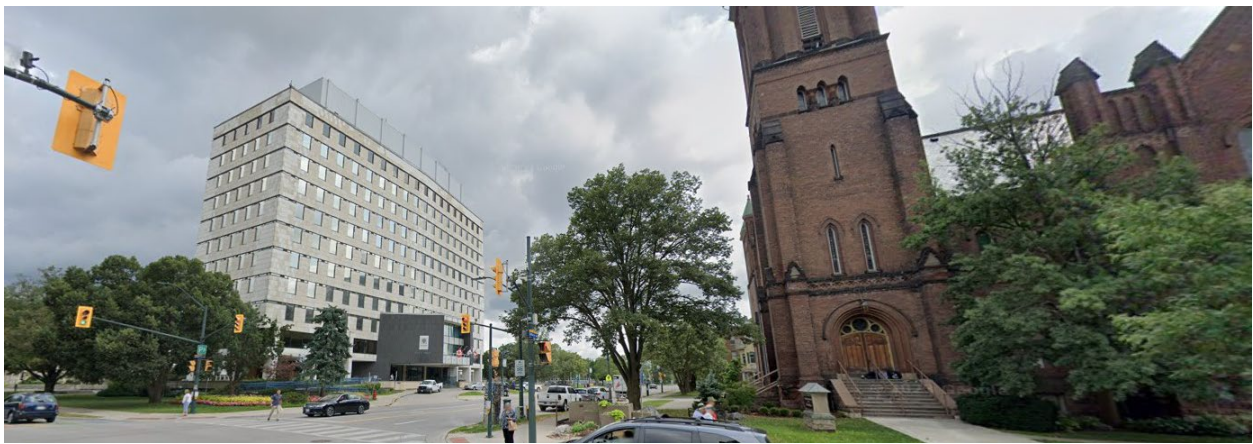
Figure 12 – Directly across Princess Avenue from the subject lands (Pictured: London Central Secondary School , Centennial Lane & apartment buildings) (looking southeast)



Figure 13 – London Central Secondary School view from Waterloo Street (looking northwest)



Figure 14 – View of City Hall and the Metropolitan United Church form Wellington Street (looking northeast)



West: Open space and civic/institutional uses are located west of the subject lands and generally include City Hall, Centennial Hall, and Victoria Park.

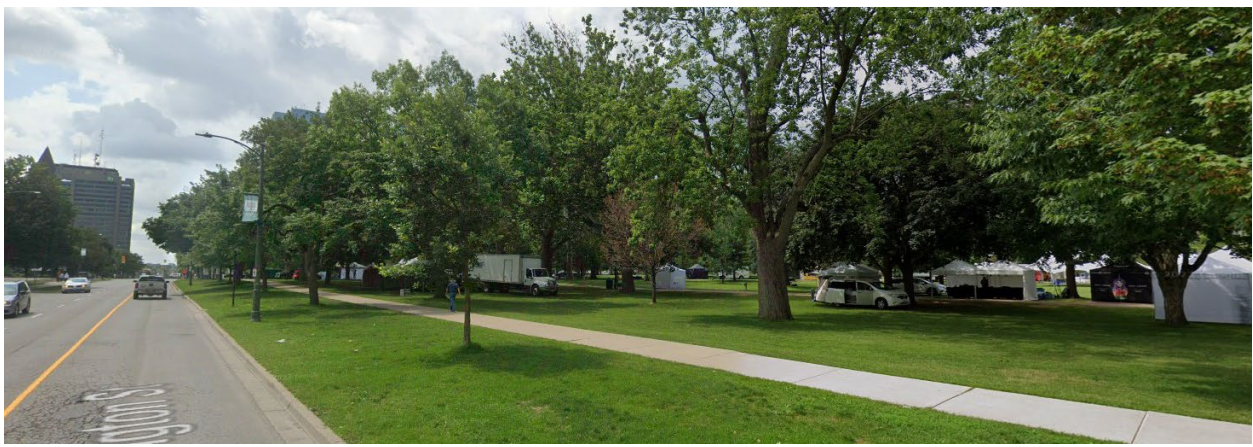
Figure 15 – Abutting residential dwelling to the east of the subject lands



Figure 16 – Abutting residential dwelling to the east of the subject lands



Figure 17 – Abutting residential dwelling to the east of the subject lands

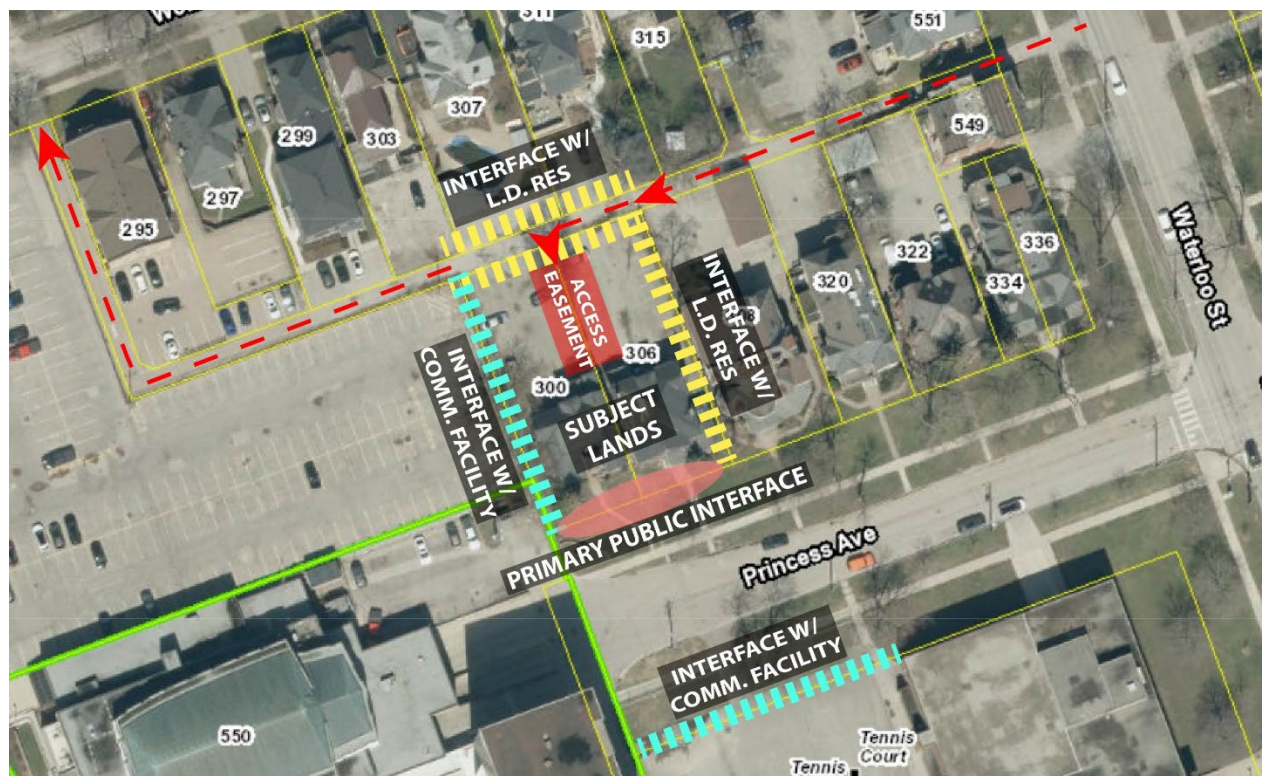


Lands within an 800m (10-minute walk radius) are similar to those described above but also include high-density residential uses in the form of high-rise apartment buildings located south and west of the subject lands. Notable attractions within the 800m radii include the Covent Garden Market, Budweiser Gardens, London Music Hall, and RBC Place. The subject lands are proximate to a plethora of open space areas, recreation opportunities, employment opportunities, schools, and shopping areas within a 10-minute walking distance.

SITE SPECIFIC SPATIAL ANALYSIS

Figure 18 below shows the relationship between the subject lands and abutting uses. The active frontage of the subject lands, shown in pink, is located along Princess Avenue (Local Road). Interfaces with abutting residential uses are shown in yellow and interfaces with community facilities are shown in blue. Vehicular access to the rear of the subject lands is shown with dashed red arrows. An application has been filed to establish an easement for joint access between the two parcels, shown as the shaded red area.

Figure 18 – Site Specific Spatial Analysis



As mentioned, a community facility (London Central Secondary School) is located across Princess Avenue from the subject lands. Additionally, City Hall and Centennial Hall are located southwest of the subject lands.

4.0 DESIGN GOALS AND OBJECTIVES

Given the surrounding built form and land use context, the goal of the proposed development is to intensify underutilized lands in a manner that is compatible with the surrounding built-form, contribute to, and fulfill, the planned function of the area, and to provide a visually attractive building. As such, the proposed development is intended to:

- Maximize the utility of the subject lands for higher-density residential uses;
- Provide a development that utilizes high-quality materials in a built form compatible with proximate land uses;
- Appropriately integrate the built form into the existing land use policy context, specifically in terms of massing, height, and articulation; and,
- Retains heritage attributes of the existing buildings.

5.0 PROPOSED DEVELOPMENT

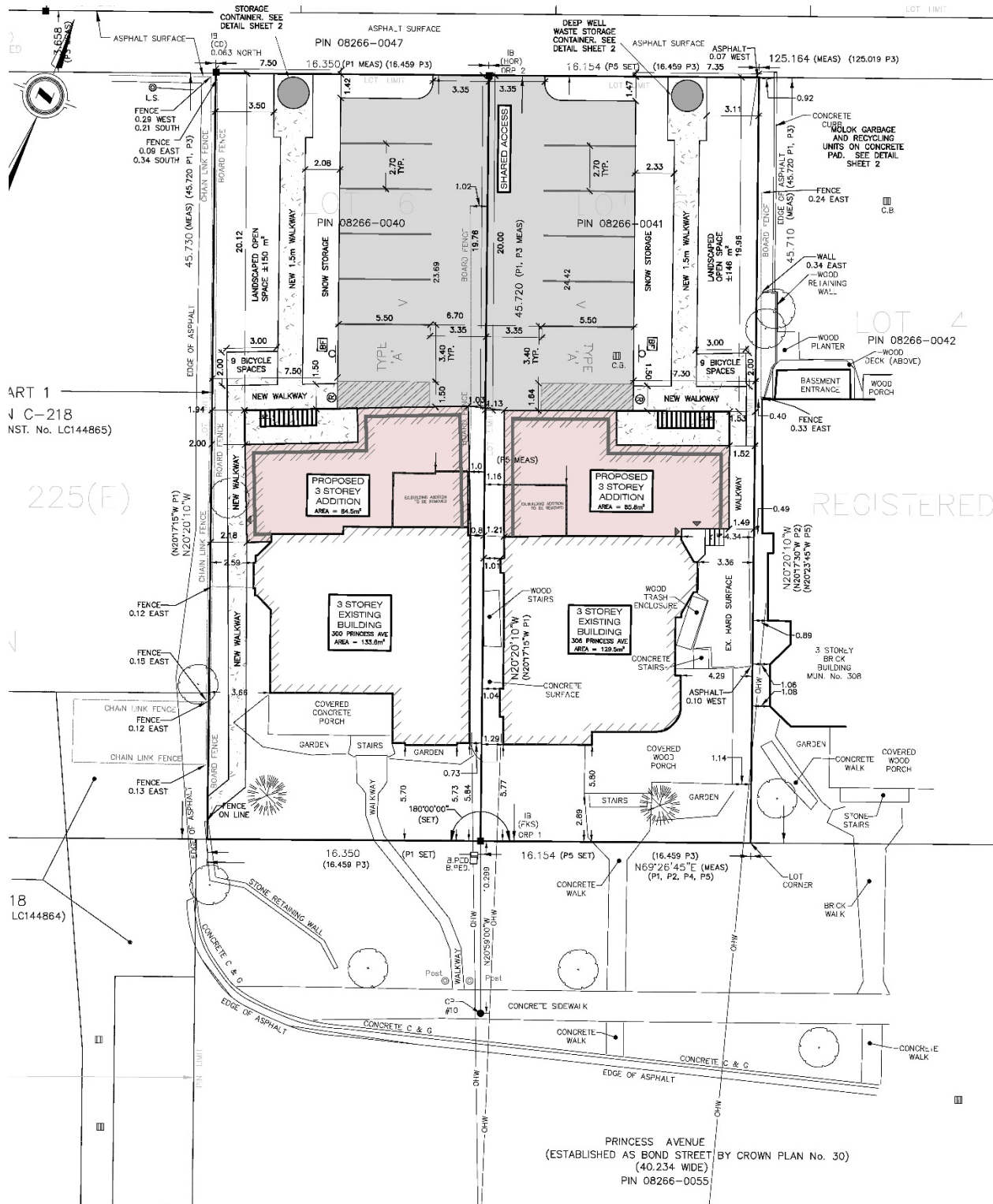
The subject lands are proposed to be redeveloped for an increase in residential density with the addition of apartment units at the rear of the existing buildings. The existing residential dwellings are to remain; however, are in need of restoration/repair to cosmetic elements of the structures. The additions will house 3 apartment units each with separate access to each floor via staircase and balcony. Vehicular access will continue to be provided from the rear access lane available via Waterloo Street and Wolfe Street. A new walkway will be established to provide convenient and safe pedestrian access to the front of the buildings from the rear parking lot/amenity area.

The proposed buildings will be a total of 3-storeys in height, matching the existing buildings height of 3-storeys. Each building will have a total of 9 units, for a total site density of 129 UPH on each lot. Surface parking will be provided at a rate of 0.5 spaces per unit, plus one space for visitors for a total of 12 spaces (Figure 19).

Outdoor amenity areas will be made available in the rear yard of the subject lands through the redevelopment of the parking area. Each property will have a Molok at the rear adjacent to the parking.

Existing pedestrian access via sidewalks along Princess Avenue to the apartment buildings will be maintained. The principal pedestrian entrance to the interior of the proposed additions will be provided via Waterloo Street from the rear access lane. The principal pedestrian entrances to the interior of the existing buildings will be maintained via Princess Avenue.

Figure 19 – Conceptual Site Plan



ART 1
J C-218
NST. No. LC144865)

18
LC144864)

PRINCESS AVENUE
(ESTABLISHED AS BOND STREET BY CROWN PLAN No. 30)
(40.234 WIDE)
PIN 08266-0055

6.0 PROPOSED APPLICATIONS

As the proposed development is not permitted under the current Official Plan and Zoning By-law regulations, an Official Plan Amendment and Zoning By-law Amendment are required.

6.1 Official Plan Amendment

The proposed Official Plan Amendment seeks to add “apartment buildings” as a permitted use on the subject lands through a site-specific policy.

6.2 Zoning By-law Amendment

The subject lands are currently zoned “Residential 3 (R3-2)” and “Office Conversion (OC2)”; and 306 Princess Avenue is currently zoned “Residential 3 (R3-2)” and “Residential 11 (R11)” in the in the City of London Z.-1 Zoning By-Law. The proposed Zoning By-law Amendment application seeks to re-zone the subject lands to a site-specific, special regulation “Residential 6 (R6-5(_))” zone, with site-specific provisions as follows:

The following special regulations are proposed to permit the proposed development at 300 Princess Avenue in the “Residential 5 (R5-6(_)) Zone”:

- To permit a lot area of 747.6m²;
- To permit a front yard setback of 5.7m;
- To permit an interior side yard setback of 0.7m;
- To permit an interior side yard setback 1.9m; and,
- To permit a density of 129 UPH.

The following special regulations are proposed to permit the proposed development at 306 Princess Avenue in the “Residential 5 (R5-6(_)) Zone”:

- To permit a lot area of 738.5m²;
- To permit a front yard setback of 5.7m;
- To permit an interior side yard setback of 1.0m;
- To permit an interior side yard setback 1.4m; and,
- To permit a density of 129 UPH.

At this time, no other special regulations have been identified as necessary; however, additional special regulations may be identified through the planning review process.

7.0 BUILT FORM AND SITE COMPATIBILITY

7.1 Built Form

The subject lands are underutilized in their current form. The proposed additions on the subject lands provide an opportunity for discreet intensification, and to improve and enhance the quality and functionality of the existing buildings and site overall.

From a built-form perspective, the subject lands are contextually appropriate in terms of size and location for an addition to the existing residential buildings, given their location close to the downtown, providing access to goods and services and transit infrastructure. The height and massing of the proposed additions are appropriate and would fit harmoniously within the existing built context. The proposed additions are consistent with proximate built forms in the surrounding area, and is an appropriate form of residential intensification/infill development in a Heritage Conservation District.

The proposed additions are located and designed to reduce visibility of the structures from Princess Avenue to not detract from the quality of the streetscape or character of the existing buildings.

7.2 Massing and Articulation

From a massing perspective, the redevelopment has been sensitively designed as to fit within its surroundings and to be compatible with the built forms in the surrounding area. In this regard, the proposal provides for appropriately scaled additions which are screened from view of the public realm. The additions are 3-storeys in height with flat roofs to ensure a compatible relationship between the built form and the public realm.

7.3 Architectural Treatment

The exterior design of the proposed additions is anticipated to provide an attractive and well-executed design with modern architectural details, drawing inspiration from the surrounding architectural elements and materials while remaining noticeably distinct. The overall design of the proposed building is intended to convey a modern look while remaining respectful to the historical character of the surrounding neighbourhood.

Image 1 – North Elevation

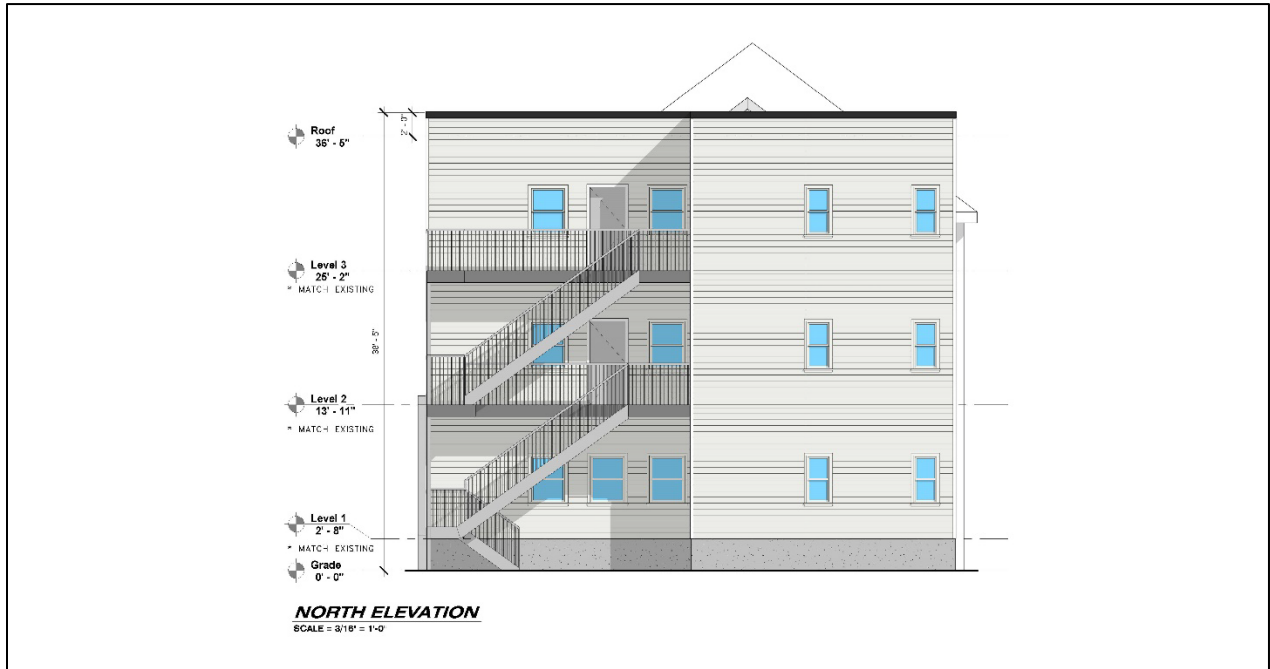


Image 2 – East Elevation

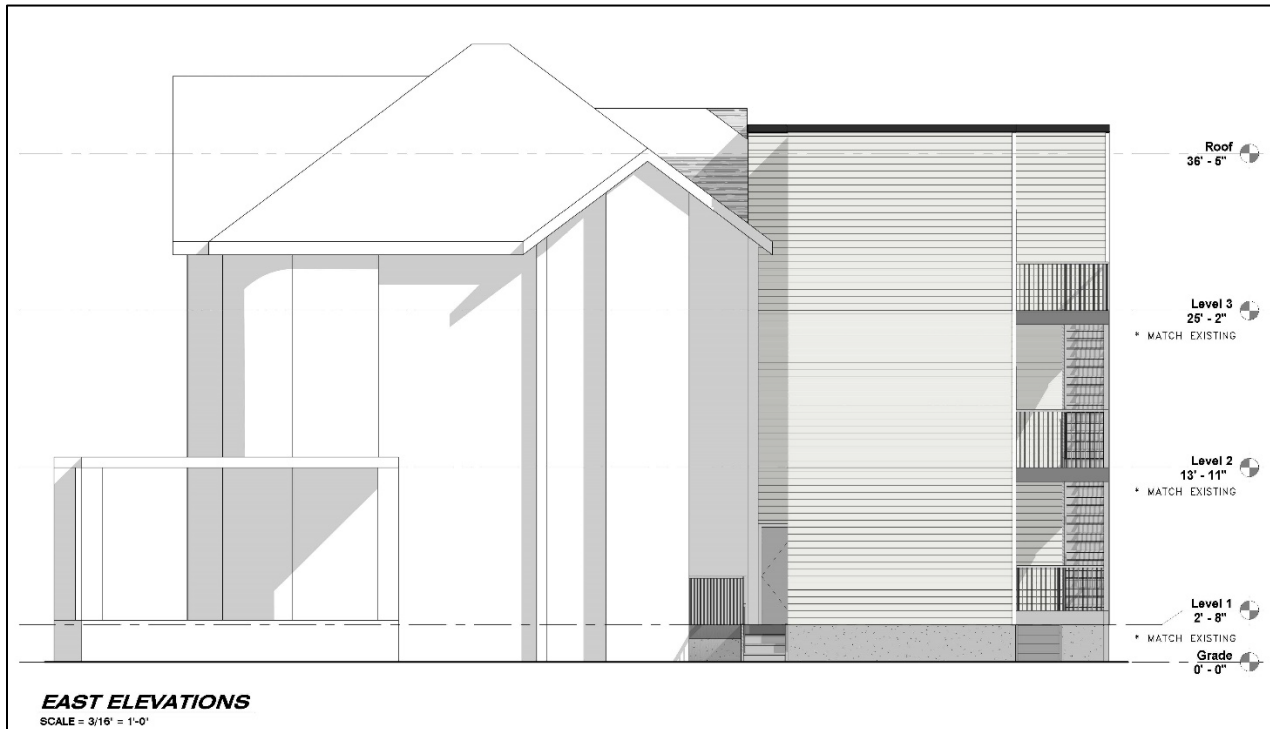


Image 3 – West Elevation

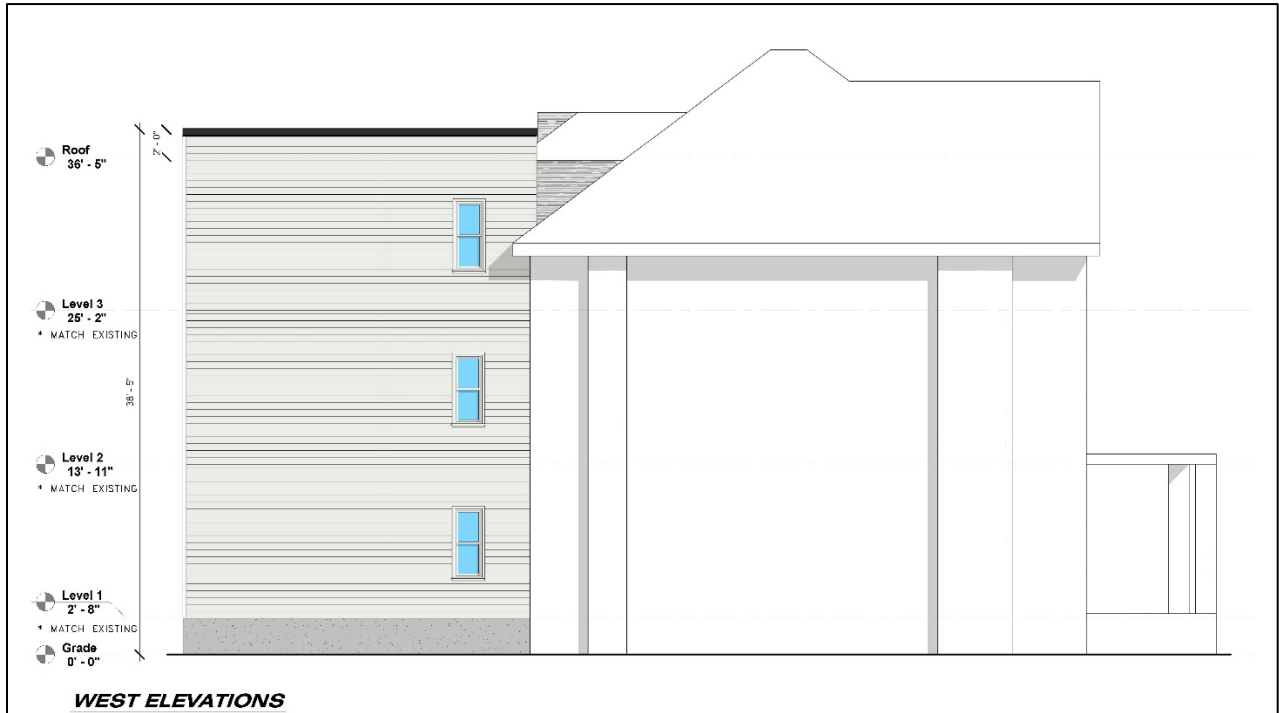


Image 4 – Conceptual view of the proposed additions from Princess Avenue



Image 5 – Conceptual view of the proposed additions from Princess Avenue



8.0 POLICY ANALYSIS

The following sections of this report provide analysis on the proposed development and associated planning applications with respect to applicable policy and regulatory documents.

8.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient development and protection of natural resources. All planning applications, including Zoning By-law Amendment applications, are required to be consistent with these policies.

The policy analysis describing how the proposed application is consistent with the stated policies within the PPS is detailed in the below table.

Provincial Policy Statement (2020) Policy Analysis Table	
Policy	Response
<p>Section 1.1.1 Managing and Directing Land Use [...] Healthy, live able and safe communities are sustained by:</p> <ul style="list-style-type: none"> a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; e) promoting 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; 	<p>The proposed development is an efficient and appropriate form of intensification for the subject lands, and will add to the range and mix of residential uses to help satisfy the long-term housing needs identified in the City of London.</p> <p>The proposed development is a compact and cost-effective form that will utilize existing municipal services within an existing built-up area of the City. Thus, the consumption of land and servicing costs are minimized.</p> <p>The subject lands are a suitable location for the proposed development, being located close to the future planned, and currently under construction, Bus Rapid Transit (BRT) route. The proposal to increase the density on the subject lands makes good use of the BRT investment.</p>
<p>Section 1.1.3.1 Settlement Areas Settlement areas shall be the focus of growth and development.</p>	<p>The subject lands are located within a settlement area, being within the built-up downtown area of the City of London.</p>
<p>Section 1.1.3.2 Settlement Areas Land use patterns within settlement areas shall be based on densities and a mix of land uses which:</p> <ul style="list-style-type: none"> a) efficiently use land and resources; b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the 	<p>The proposed development broadens the range of residential forms and intensities in the immediate area, and compliments the range and intensities of mixed forms in the greater surrounding area. It makes efficient use of underutilized land, resources, infrastructure, and existing transportation networks by increasing the density (uph) on the subject lands. There is sufficient</p>

<p>need for their unjustified and/or uneconomical expansion;</p> <ul style="list-style-type: none"> e) support active transportation; f) are transit-supportive, where transit is planned, exists or may be developed; 	<p>infrastructure capacity to adequately service the subject lands through full municipal services as confirmed by the submitted servicing report. The subject lands are serviced by pedestrian sidewalks via the Princess Avenue and Waterloo Street rights-of-way, supporting the use of active transportation; and, are situated along existing transit routes, supporting existing and future transit opportunities.</p>
<p><u>Section 1.1.3.3 Settlement Areas</u></p> <p>Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.</p>	<p>The subject lands are an appropriate location for intensification as they are located within the downtown area of the City with good access to existing and emerging public transit services. The subject lands are within walking distance to public services, amenities, and green spaces.</p>
<p><u>Section 1.1.3.4 Settlement Areas</u></p> <p>Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.</p>	<p>The proposed development will utilize zoning regulations that are generally applied to this level of intensification, including appropriate building setbacks and parking. The proposed special zoning provisions relating to density achieve a more intense form of compact development, and are supported by the applicable technical studies provided. There are no risks to public health and safety from the proposed development.</p>
<p><u>Section 1.1.3.6 Settlement Areas</u></p> <p>New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>	<p>The proposed development is within an existing built-up area. The proposed density of 129UPH is reflective of a compact and efficient form of housing which adds to the mix of uses and densities in this area planned for significant growth.</p>
<p><u>Section 1.4.3 Housing</u></p> <p>Planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:</p> <ul style="list-style-type: none"> b) permitting and facilitating: <ul style="list-style-type: none"> 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3; c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs; d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and, 	<p>The proposed development contributes to the range and mix of housing types to accommodate future growth in the City of London, and is consistent with the policy intent to encourage appropriate intensification.</p> <p>This proposed development is considered appropriate intensification as it takes advantage of existing and emerging infrastructure and public services; makes good use of underutilized land; supports the use of existing and emerging active transportation and public transit routes; contributes to housing supply; and, has a compact and cost-effective built form.</p> <p>Residential apartments can provide a more affordable type of housing which will contribute to the range of options for housing affordability in this part of the City of London.</p>

<p>f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.</p>	
<p>Section 1.6.6.2 Sewage, Water and Stormwater Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.</p>	<p>The proposed development will continue to make full use of municipal services.</p>
<p>Section 1.6.7.4 Transportation Systems A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future use of transit and active transportation.</p>	<p>The proposed development, being located close to an emerging high-order transit route, encourages the use of active and public transportation.</p>
<p>Section 2.6.3 Cultural Heritage and Archaeology Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.</p>	<p>The proposed development is not anticipated to result in any undue adverse impacts to the West Woodfield Conservation District, as discussed later in this report.</p>

Given the above, the proposed development and associated amendments are consistent with the 2020 Provincial Policy Statement.

8.2 The City of London 2016 Official Plan

The 2016 Official Plan (The London Plan) is the policy framework for all planning in London. It emphasizes growing inward and upward, to reduce the costs of growth, create walkable communities, revitalize urban neighbourhoods and business areas, protect farmlands, and reduce greenhouse gases and energy consumption. At the root of *The London Plan* is the goal of building a city that will be attractive as a place to live and invest in a highly competitive world and one that will offer the opportunity of prosperity to everyone. A strong and recurring theme of the Plan is to encourage appropriate intensification and redevelopment.

The subject lands are within the “Neighbourhoods” Place Type (Figure 20) in along a “Neighbourhood Street” in *The London Plan*, and within a “Specific Policy Area” being the “West Woodfield Heritage Conservation District” (Figure 21) in *The London Plan*. **Section 917_** states that each of London’s neighbourhoods provides a different character and function, giving Londoners abundant choice of affordability, mix, urban vs. suburban character, and access to different employment areas, mobility opportunities, and lifestyles.

Figure 20 – The subject lands identified on The London Plan’s “Map 1 – Place Types”

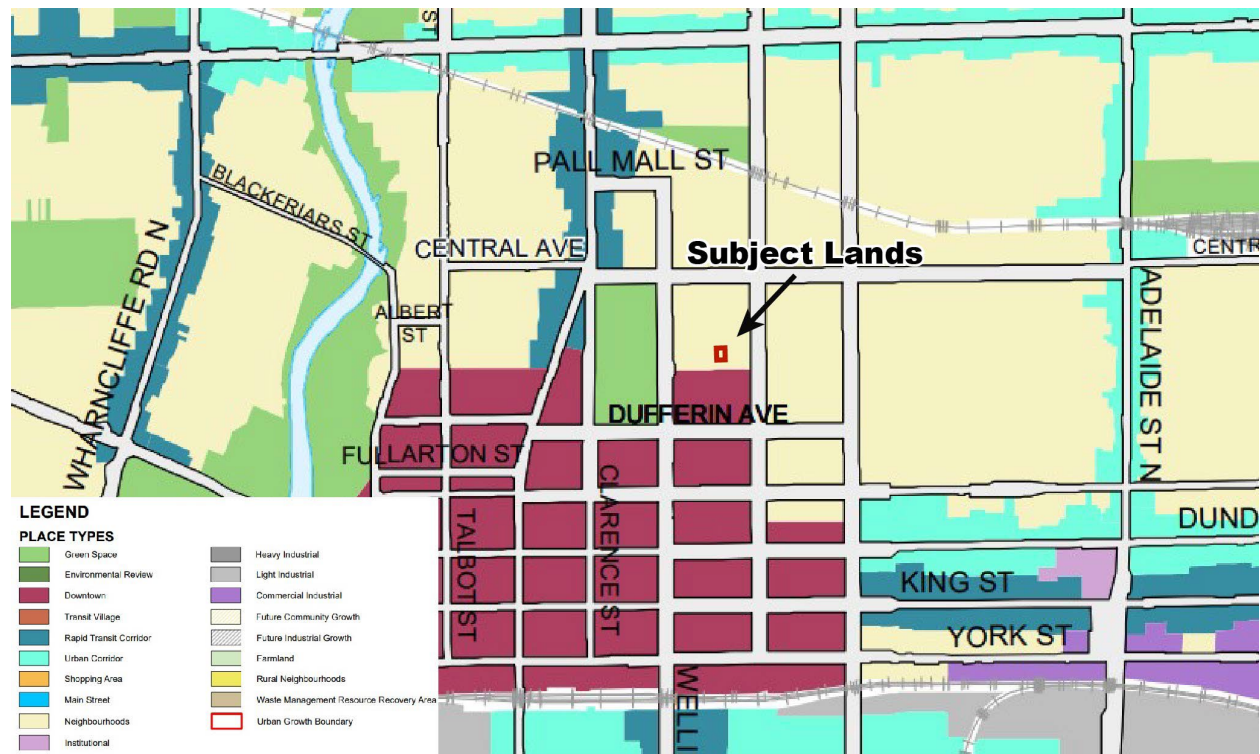
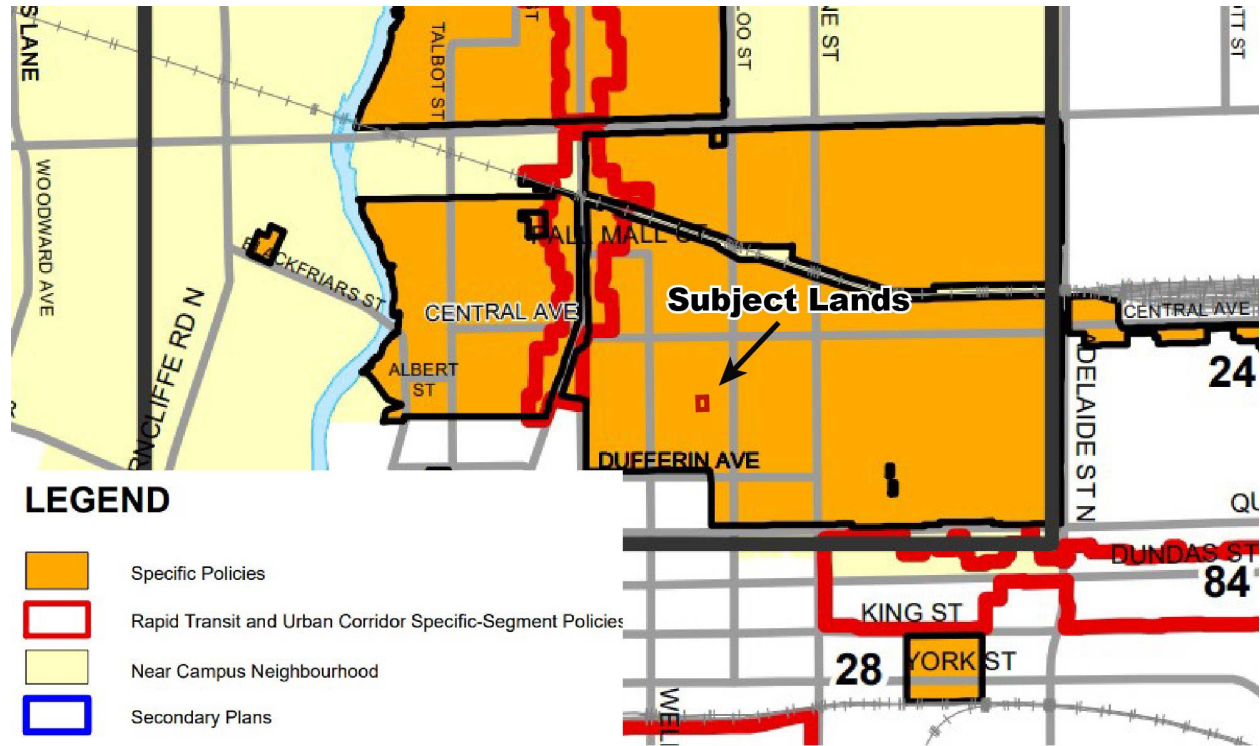


Figure 21 – The subject lands identified on The London Plan’s “Map 7 – Specific Policy Areas”



The following table contains a policy analysis detailing how the proposed development conforms with The London Plan:

The London Plan (2016) Policy Analysis Table	
<i>Policy</i>	<i>Response</i>
<p><u>Section 916 Vision for the Neighbourhoods Place Type</u></p> <ol style="list-style-type: none"> 1. A strong neighbourhood character, sense of place and identity. 2. Attractive streetscapes, buildings, and public spaces. 3. A diversity of housing choices allowing for affordability and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so. 4. Well-connected neighbourhoods, from place to place within the neighbourhood and to other locations in the city such as the downtown. 5. Lots of safe, comfortable, convenient, and attractive alternatives for mobility. 6. Easy access to daily goods and services within walking distance. 7. Employment opportunities close to where we live. 8. Parks, pathways, and recreational opportunities that strengthen community identity and serve 	<p>The proposed Official Plan Amendment and Zoning By-law amendment would permit apartment unit dwellings in an urban residential area with a variety of commercial stores and services available nearby; in addition to open/recreational spaces such as Victoria Park, the Thames Valley Parkway, R.H. Cooper Square, Campbell Memorial Park, and Piccadilly Park within walking distance, which is in keeping with the general intent of the vision for the “Neighbourhood” Place Type.</p>
<p><u>Table 10 – Range of Permitted Uses in Neighbourhoods Place Type</u></p> <p>Neighbourhood Street Classification</p> <ul style="list-style-type: none"> • Single detached • Semi-detached • Duplex • Converted dwellings • Townhouses • Additional residential units • Home occupations • Group homes 	<p>Princess Avenue is classified as a “Neighbourhood Street” on Map 3 – Street Classifications” in the London Plan. The range of permitted uses on a “Neighbourhood Street” in which the subject lands are located does not contemplate “apartment buildings” as a permitted use. As such, an Official Plan Amendment will be required.</p>
<p><u>Section 937 - Residential Intensification in Neighbourhoods</u></p> <p>Residential intensification is fundamentally important to achieve the vision and key directions of The London Plan. Intensification within existing neighbourhoods will be encouraged to help realize our vision for aging in place, diversity of built form, affordability, vibrancy, and the effective use of land in neighbourhoods. Such intensification should add value to neighbourhoods by adding to their planned and existing character, quality and sustainability. The following policies are intended to support infill and intensification, while ensuring that proposals are appropriate within their neighbourhoods.</p> <p><u>Section 938 - Forms of Residential Intensification</u></p> <p>Infill Development - developing one or more new residential units on vacant or underutilized lots, or adding residential units through additions to existing buildings</p>	<p>The proposed development is considered residential intensification as it proposes a greater number of dwelling units than the existing multi-unit dwellings currently contain. The London Plan states that intensification projects should be appropriately located to fit well within the surrounding context. The subject lands about heritage homes to the north with additions constructed to accommodate additional dwelling units. The proposed development presents an opportunity to increase the residential intensity of a neighbourhood with convenient access to many local businesses, shops, parks/recreational facilities, and areas to support the social and physical health of the people who will live there. Additionally, the proposed development maintains the vision and intent of The London Plan as it supports intensification within the defined Urban Growth Boundary.</p>

CITY DESIGN – RESPONSE TO CITY DOCUMENTS

The City Design policies of The London Plan set out general urban design policies that apply to the entire city. It is recommended that this report be read in its entirety, rather than the urban design sections alone, to gather a comprehensive understanding of the merits of the proposed redevelopment. The proposed redevelopment is consistent with these urban design policies as follows:

CITY DESIGN – RESPONSE TO CITY DOCUMENTS	
<i>Policy</i>	<i>Response</i>
<p>Section 193 What are we trying to achieve? In all of the planning and development we do and the initiatives we take as a municipality, we will design for and foster:</p> <ol style="list-style-type: none"> 1) A well-designed built form throughout the city. 2) Development that is designed to be a good fit and compatible within its context. 3) A high-quality, distinctive and memorable city image. 4) Development that supports a positive pedestrian environment. 5) A built form that is supportive of all types of active mobility and universal accessibility. 6) High-quality public spaces that are safe, accessible, attractive and vibrant. 7) A mix of housing types to support ageing in place and affordability. 8) Sustainably designed development that is resilient to long-term change. <p>Healthy, diverse and vibrant neighbourhoods that promote a sense of place and character.</p>	<p>The proposed development conforms to these goals by providing a development that:</p> <ul style="list-style-type: none"> • Introduces a new range of unit sizes, layouts, and housing types to the immediate area; • Provides compatible yet distinct design features to integrate well with the surrounding context; • Establishes residential densities which are appropriate to the neighbourhood and result in compact development; and, • Incorporates multi-unit residential development in an area appropriate for intensification. <p>The subject lands are well-suited to accommodate the proposed additions and can contribute to expanding the range of housing forms and tenures to meet current and future demand for housing in the area.</p> <p>The inclusion of a range of residential unit sizes supports the intent of providing housing choice for residents in the area.</p>
<p>Character</p> <p>The built form will be designed to have a sense of place and character consistent with the planned vision of the place type, by using such things as topography, street patterns, lotting patterns, streetscapes, public spaces, landscapes, site layout, buildings, materials, and cultural heritage.</p>	<p>The proposed development will respect the predominant physical character of the surrounding area by providing a built-form that is contextually appropriate, and preserves the quality of the existing cultural heritage landscape.</p>
<p>Site Layout</p> <p>Section 252 The site layout of new development should be designed to respond to its context and the existing and planned character of the surrounding area.</p>	<p>Additions to the rear of heritage buildings to increase the number of residential units in the area is a well-established and expected form of development. The proposed development incorporates quality building materials and treatments that are respectful of the local context and character of the surrounding area.</p>
<p>Section 253 Site layout should be designed to minimize and mitigate impacts on adjacent properties.</p>	<p>The proposed additions generally maintain the existing side yard setbacks from abutting properties, thereby reducing the potential for impacts. The rear of the existing buildings will be redeveloped to a functional and</p>

	aesthetically pleasing area for the future residents of the building and for the surrounding neighbourhoods whose views are privy to the rear of the subject lands, thereby reducing visual impacts for abutting property owners.
Section 255 Site layout will promote connectivity and safe movement for pedestrians, cyclists, and motorists between, and within, sites.	The proposed development incorporates a new pedestrian walkway from the rear of the building connecting to Princess Avenue which will facilitate safe movement and connectivity on the subject for the future residents.
Section 258 The layout and grading of a site should retain and incorporate desirable trees.	The proposed development will maintain existing trees where feasible.
Section 268 Sites shall be designed to provide a direct, comfortable, and safe connection from the principle building entrance to the public sidewalk.	The existing buildings will maintain a walkway from the principal entrances available on Princess Avenue to the public realm. The proposed additions will have direct access to a new walkway connecting Princess Avenue as well as the rear access lane off Waterloo Street, providing ample safe, comfortable, and direct pedestrian connections.
Buildings	
Section 286 Buildings should be designed to achieve human-scale relationships that are comfortable for pedestrians.	The proposed additions will maintain a height of 11.1m, a human-scaled height that is comfortable for pedestrians.
Section 301 A diversity of materials should be used in the design of buildings to visually break up massing, reduce visual bulk and add interest to the building designs.	Materials of the proposed additions include horizontal composite siding (Hardie board), dark grey flashing, metal doors, a concrete foundation and asphalt shingles, providing variation and reducing the visual bulk of the structures.
Section 305 Where new development is being constructed adjacent to heritage designated properties, building materials should be sympathetic to the materials and architectural style of the heritage property.	As mentioned, selected building materials will vary from the building materials commonly used on heritage buildings in the area to differentiate new development from existing cultural heritage resources of the West Woodfield Conservation District.

Given the above analysis, the proposed development conforms to the applicable intent and policies of The London Plan. As such, the proposed Official Plan Amendment and Zoning By-law Amendment to permit the proposed redevelopment is considered appropriate.

EVALUATION CRITERIA FOR PLANNING APPLICATIONS

All planning and development applications will be evaluated with consideration of the use, intensity, and form that is being proposed (Policy 882). The following criteria will be used to evaluate all planning and development applications:

Evaluation Criteria for Planning and Development Applications (Policy 1578)	
<i>Policy</i>	<i>Response</i>
<i>1. Consistency with the Provincial Policy Statement and in accordance with all applicable legislation.</i>	1. As demonstrated in this report, the proposed Official Plan Amendment and Zoning By-Law Amendment is consistent with the intent and policies of the Provincial Policy Statement.

<p>2. <i>Conformity with the Our City, Our Strategy, City Building, and Environmental policies of this Plan</i></p>	<p>The proposed Official Plan Amendment and Zoning By-Law Amendment conforms with a variety of key directions within the “Our Strategy” chapter of The London Plan, including: planning strategically for a prosperous city by adding an addition to existing buildings, utilizing existing land, infrastructure, and resources. Furthermore, the proposed application is generally consistent with the growth framework outlined in the “Our City” chapter in The London Plan as no environmental features are identified on the subject lands, the “Environment” chapters of The London Plan are not reviewed as part of this report.</p>
<p>3. <i>Conformity with the policies of the place type in which they are located.</i></p>	<p>As demonstrated in this report, the proposed Official Plan Amendment and Zoning By-Law Amendment generally conforms to the policies of the “Neighbourhoods” Place Type.</p>
<p>4. <i>Consideration of applicable guideline documents that apply to the subject lands.</i></p>	<p>Not applicable</p>
<p>5. <i>The availability of municipal services, in conformity with the Civic Infrastructure chapter of this Plan and the Growth Management/Growth Financing policies in the Our Tools part of this Plan.</i></p>	<p>The subject lands are located near existing municipal services.</p>
<p>6. <i>Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated. Considering the type of application under review, and its context, an analysis of potential impacts on nearby properties may include such things as:</i></p> <ul style="list-style-type: none"> a. <i>Traffic and access management.</i> b. <i>Noise.</i> c. <i>Parking on streets or adjacent properties.</i> d. <i>Emissions generated by the use such as odour, dust, or other airborne emissions.</i> e. <i>Lighting.</i> f. <i>Garbage generated by the use.</i> g. <i>Privacy.</i> h. <i>Shadowing.</i> i. <i>Visual impact.</i> j. <i>Policy Deleted.</i> k. <i>Trees and canopy cover.</i> l. <i>Cultural heritage resources.</i> m. <i>Natural heritage features and areas.</i> n. <i>Natural resources.</i> o. <i>Other relevant matters related to use and built form</i> 	<ul style="list-style-type: none"> a. <i>Traffic and access management</i> <u>Response:</u> A rear access lane driveway and sidewalks from Waterloo Street will provide vehicular and pedestrian access to the proposed apartment building on the subject lands. No significant impacts to other nearby properties are anticipated. The Downtown area near the subject lands facilitates high-traffic volumes, therefore, the addition of the proposed residential units to this area of London will have a negligible impact on traffic volumes and accesses to adjacent properties. Overall, the proposed redevelopment will enhance the character of the streetscape by addressing the road through building design and pedestrian access. b. <i>Noise</i> <u>Response:</u> No significant noise impacts on abutting lands are anticipated due to the residential nature of the proposed development. Generally, apartment buildings do not emit significant volumes of noise. Lands to the west are the Centennial Hall parking lot and generally operate in day-time hours. Lands to the north and east are comprised of residential uses. Given the significant noise generated from vehicles in and around the Downtown area, it is unlikely that the proposed development would add any significant noise to the area. c. <i>Parking on streets or adjacent properties</i> <u>Response:</u> No parking impacts are anticipated on adjacent properties as the proposed development will provide onspace per unit with additional visitor parking on site. Street parking is available along Princess Avenue to accommodate additional visitors. d. <i>Emissions generated by the use such as odour, dust, or other airborne emissions</i> <u>Response:</u> No odour, dust, or other airborne emissions will be generated by the subject lands. e. <i>Lighting</i> <u>Response:</u> A Photometric Plan was not requested by Staff as part of a complete application. As such, the City

	<p>of London does not anticipate any lighting concerns as it relates to the proposed Zoning By-Law Amendment.</p> <p>f. Garbage generated by the use <u>Response:</u> Garbage will be collected on site. There have been no notable garbage and refuse collection concerns from the public, nor has the City of London identified this as a concern.</p> <p>g. Privacy <u>Response:</u> No significant or undue impacts to the privacy of abutting and adjacent lands are anticipated, as the proposed development has strategically located windows and accesses to ensure privacy of the residents and neighbours.</p> <p>h. Shadowing <u>Response:</u> A Shadow Study was not requested by Staff as part of a complete application. As such, the City of London does not anticipate any shadowing concerns as it relates to the proposed Zoning By-Law Amendment.</p> <p>i. Visual impact <u>Response:</u> The addition of the proposed buildings will be hidden from the public realm. Elevations have been provided of the proposed additions. The buildings are appropriate and compatible with existing built forms near the subject lands. The cladding materials of the existing building consist of masonry. As noted throughout this report, horizontal composite siding will be used to ensure the additions are visually distinct from the existing buildings. Additionally, the rear yards of the lots will be redeveloped into amenity areas and parking for the residential units, thereby enhancing the visual appeal of the subject lands. Creating attractive amenity spaces in the area will have a positive impact on abutting and adjacent properties.</p> <p>j. Trees and canopy cover. <u>Response:</u> A Tree Preservation Plan was requested by Staff as part of a complete application. New trees will be planted to compensate for the removals. Please refer to the attached Tree Preservation Plan for additional information.</p> <p>k. Cultural heritage resources. <u>Response:</u> A Stage 1 & 2 Archaeological Assessment was requested by Staff as part of a complete application. The subject lands also carry the Listed Heritage Building status and are apart of the West Woodfield Conservation District.</p> <p>l. Natural heritage features and areas. m. Natural resources. <u>Response:</u> There are no natural heritage features or natural resource features on the subject lands.</p>
<p>7. The degree to which the proposal fits within its context. It must be clear that this is not intended to mean that a proposal must be the same as development in the surrounding context. Rather, it will need to be shown that the proposal is sensitive to, and compatible with, its context. It should be recognized that the context consists of existing development as well as the planning policy goals for the site and surrounding area. Considering the type of application under review, and its context, an analysis of fit may include such things as:</p> <p>a. Policy goals and objectives for the</p>	<p>a. Policy goals and objectives for the place type. b. Policy goals and objectives expressed in the City Design chapter of this Plan. <u>Response:</u> The proposed Official Plan Amendment and Zoning By-Law Amendment has been demonstrated to generally conform with the applicable policies of The London Plan. The proposed Official Plan Amendment and Zoning By-Law Amendment are appropriate for the subject lands and compatible with the existing range of uses in the surrounding area. The City Design policies</p>

<p>place type.</p> <p>b. Policy goals and objectives expressed in the City Design chapter of this Plan.</p> <p>c. Neighbourhood character.</p> <p>d. Streetscape character.</p> <p>e. Street wall.</p> <p>f. Height.</p> <p>g. Density.</p> <p>h. Massing.</p> <p>i. Scale.</p> <p>j. Placement of building.</p> <p>k. Setback and step-back.</p> <p>l. Relationship to adjacent buildings.</p> <p>m. Proposed architectural attributes such as windows, doors, and rooflines.</p> <p>n. Materials.</p> <p>o. Relationship to cultural heritage resources on the site and adjacent to it.</p> <p>p. Landscaping and trees.</p> <p>q. Coordination of access points and connections.</p>	<p>are addressed in this report as the subject lands interfaces with the public right-of-way along Princess Avenue.</p> <p>c. Neighbourhood character <u>Response:</u> The subject lands are an appropriate location for residential apartment units, by virtue of their location within the "Neighbourhoods" Place Type; their proximity to transit infrastructure; commercial shopping areas; and, public service facilities. As the proposed use is similar in nature to the existing surrounding land uses, the established character will be generally maintained, and the proposed use will have a positive impact on surrounding lands.</p> <p>d. Streetscape character. <u>Response:</u> The proposed additions are to be located in the rear yard of the existing buildings; therefore, the proposal will maintain streetscape compatibly with surrounding commercial uses, while increasing the range and mix of housing options available in the neighbourhood.</p> <p>e. Street wall. f. Height. g. Density. <u>Response:</u> Low, medium and high-density residential uses are common in the surrounding context of the subject lands. The subject lands are well-suited to support the proposed residential density by virtue of the building's location next to non-sensitive land uses to the west and adequate setbacks from nearby residential uses.</p> <p>h. Massing. i. Scale. j. Placement of building. <u>Response:</u> As the proposed buildings are located at the rear of the existing buildings, the dwellings are consistent with the positioning additions to heritage buildings nearest to the subject lands. Therefore, the proposed development will be consistent with existing and planned building placements on nearby lots.</p> <p>k. Setback and step-back. l. Relationship to adjacent buildings. <u>Response:</u> The characteristics of the buildings and the immediate context surrounding the buildings remain largely the same, including height, massing, scale, placement, and side yard setbacks.</p> <p>m. Proposed architectural attributes such as windows, doors, and rooflines. <u>Response:</u> The proposed additions are to have flat rooflines so as to visually differentiate the additional structures from the original heritage buildings.</p> <p>n. Materials. <u>Response:</u> As previously mentioned, the cladding of the building is anticipated to be horizontal composite siding (Hardie board) to create an exterior appearance that is visually distinct from the rest of the buildings.</p> <p>o. Relationship to cultural heritage resources on the site and adjacent to it. <u>Response:</u> Please refer to Section 9.2.1 of this report for a summary of the HIA findings.</p> <p>p. Landscaping and trees. <u>Response:</u> Landscape details have been provided on the Conceptual Site Plan.</p>
---	--

	<p>q. Coordination of access points and connections.</p> <p><u>Response:</u> Existing pedestrian access via sidewalks along Princess Avenue to the apartment buildings will be maintained. The principal pedestrian entrance to the interior of the proposed additions will be provided via Waterloo Street from the rear access lane. The principal pedestrian entrances to the interior of the existing buildings will be maintained via Princess Avenue. The proposed additions will have direct access to a new walkway connecting Princess Avenue and the rear access lane off Waterloo Street.</p>
--	--

The proposed development represents an appropriate and compatible form of residential intensification at an appropriate location and is generally in conformity with the policies and intent of The London Plan. The proposed development is generally consistent with the planned function of the “*Neighbourhood*” Place Type, is in conformity with the land use policies of The London Plan, and is an appropriate, desirable use for the subject lands.

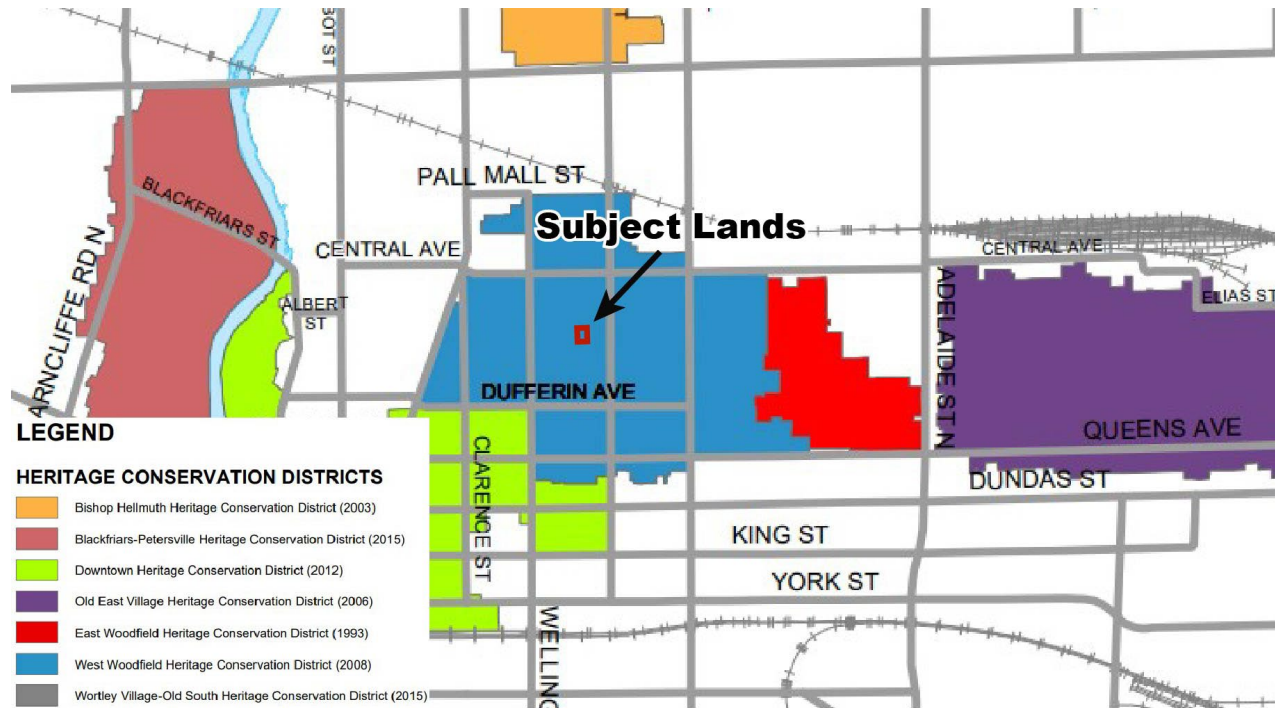
8.3 West Woodfield Heritage Conservation District Plan, 2008

The subject lands are located within the West Woodfield Heritage Conservation District (Figure 22). The West Woodfield Heritage Conservation District Plan is intended to assist in the protection and conservation of the unique heritage attributes and character of London’s West Woodfield District. The purpose of the West Woodfield HCD Plan is to establish a framework by which the heritage attributes of this area can be protected, managed, and enhanced as the area continues to evolve and change over time. The Plan provides property owners, business owners, contractors, and other stakeholders with clear guidance regarding appropriate conservation, restoration, and alteration activities and assists municipal staff and Council in reviewing and making decisions on building permits and development applications within the district.

Section 8.2.2 of the Plan contains guidelines to help ensure that additions respect the surrounding context, particularly with respect to scale and form, and are complementary to the dwelling itself. The proposed development is consistent with these guidelines by:

- Proposing additions away from the principal facades and on the rear of the existing dwellings to reduce visual impact on the street;
- Incorporates a form that is clearly distinguishable yet complementary to the original construction;
- Proposing a height that is similar to the existing buildings; and,
- Utilizes quality building materials such as composite board siding, which is not a historically relevant material for the district; however will visually differentiate the new development from the existing buildings.

Figure 22 – The subject lands identified on The London Plan’s “Map 9 – Heritage Conservation Districts and Cultural Heritage Landscapes”



The proposed development has been sensitively designed in such a way to ensure the conservation of the West Woodfield HCD by complimenting adjacent heritage buildings while remaining separate and distinct. A further analysis of the impacts of the proposed development on the West Woodfield HCD can be found in the Heritage Impact Assessment provided by Stantec.

8.4 City of London Zoning By-law

The subject lands are comprised of two separate parcels with varying zoning applied to each. 300 Princess Avenue is currently zoned “Residential 3 (R3-2)” and “Office Conversion (OC2)”; and 306 Princess Avenue is currently zoned “Residential 3 (R3-2)” and “Residential 11 (R11)” in the in the City of London Z.-1 Zoning By-Law (Figure 23).

The “Residential 3 (R3-2)” zone applied to both 300 and 306 Princess Avenue permits single detached dwellings, semi-detached dwellings, duplexes triplexes/fourplexes, and converted dwellings. The “Office Conversion (OC2)” zone applied to 300 Princess Avenue permits profession offices in existing buildings together with at least one dwelling unit; and, offices services in existing buildings together with at least one dwelling unit. The “Residential 11 (R11)” applied to 306 Princess Avenue permits class 2 lodging houses; and, emergency care establishments. As the proposed number of residential units on the subject lands exceeds the number of permitted residential units currently allotted by the current zoning, a Zoning By-law Amendment application will be required.

Table 1-2 provides a breakdown of the regulations for the “R6-5” zone and the requested, site-specific “R6-5()” zone, as well as a comparison to the built form regulations exhibited in the Concept Plan. Site-specific development standards are to be confirmed and refined subject to a review of the application by Staff through the approvals process.

Table 1 – Zoning Statistics

	R6-5 Regulations	Proposed Regulations (300 Princess Ave)	Proposed Regulations (306 Princess Ave)
Lot Area (min.)	850 m ²	747.6 m ^{2**}	738.5 m ^{2**}
Lot Frontage (min.)	10 m	16.3 m	16.1 m
Front Yard Setback (min.)	6 m	5.7 m**	5.7 m**
Interior Side Yard Setback (min.)	4.8 m	0.7 m**	1.0 m**
Interior Side Yard Setback (min.)	4.8 m	1.9 m*	1.4 m*
Exterior Side Yard Setback (min.)	6 m	N/A	N/A
Rear Yard Setback (min.)	4.8 m	19.7 m	19.9 m
Building Height (max.)	12 m	+/- 11.1 m	+/- 11.1 m
Lot Coverage (max.)	45%	29.1%	29.2%
Landscaped Open Space (min.)	30%	48.3%	48%
Density (max.)	35 UPH	129 UPH*	129 UPH*

*Denotes required special provision

**Denotes existing condition requiring special provision.

The following special regulations are proposed to permit the proposed development at 300 Princess Avenue in the “Residential 5 (R5-6()) Zone”:

- To permit a lot area of 747.6m²;
- To permit a front yard setback of 5.7m;
- To permit an interior side yard setback of 0.7m;
- To permit an interior side yard setback 1.9m; and,
- To permit a density of 129 UPH.

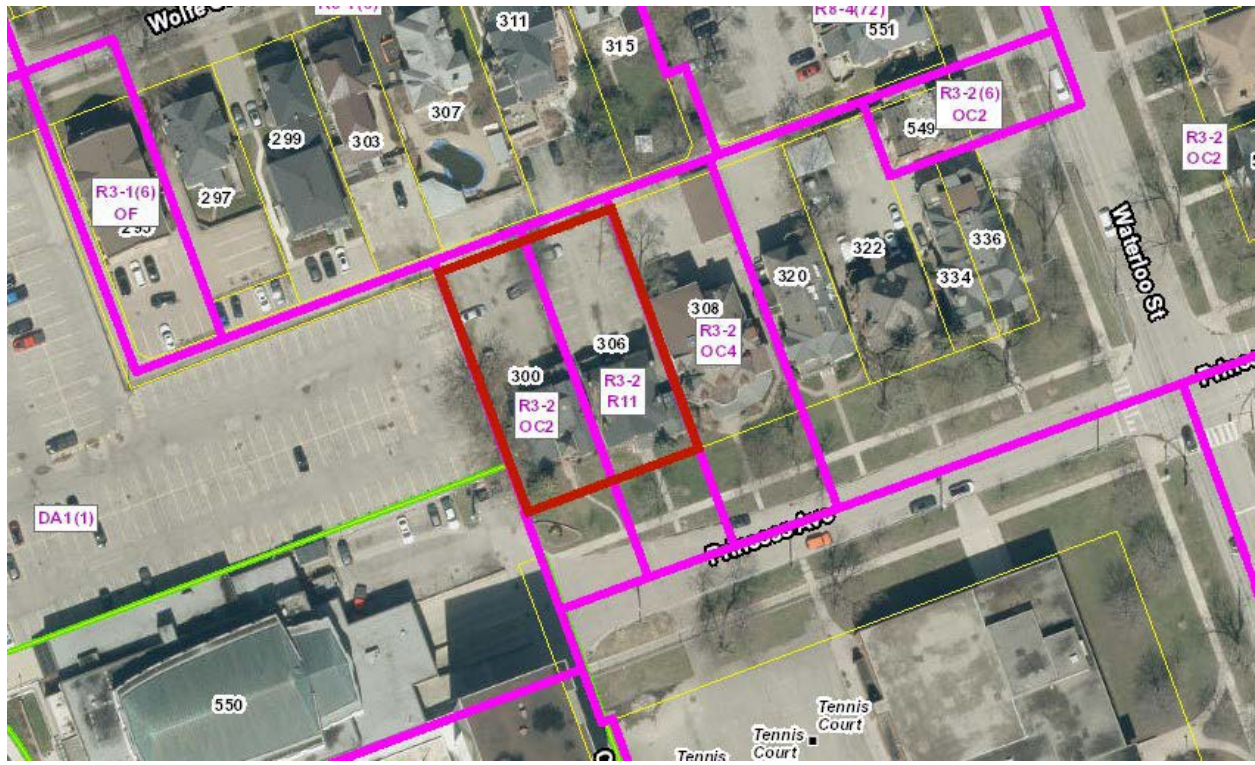
The following special regulations are proposed to permit the proposed development at 306 Princess Avenue in the “Residential 5 (R5-6()) Zone”:

- To permit a lot area of 738.5m²;
- To permit a front yard setback of 5.7m;
- To permit an interior side yard setback of 1.0m;
- To permit an interior side yard setback 1.4m; and,
- To permit a density of 129 UPH.

The requested special provisions to permit a higher density facilitate a development that is efficient, compact, and well-suited to the area.

The proposed Zoning By-law Amendment primarily seeks to permit a greater density on the subject lands, as the proposed density is beyond the permitted 35 UPH. The proposed development is well within the remainder of the zoning provisions applied by the R6-5 Zone, apart from the existing conditions relating to lot area and side/front yard setback minimums.

Figure 23 – The subject lands identified on the City of London’s interactive zoning map (excerpt)



9.0 ADDITIONAL CONSIDERATIONS

9.1 Public Consultation Strategy

It is proposed that the public consultation process for the proposed applications follow the statutory requirements as set forth in the *Planning Act*. The following procedure of public consultation is proposed:

- Adequate information and material, including a copy of the proposed development, to be made available to the public;
- A public meeting be held for the purpose of giving the public an opportunity to make representations in respect of the proposed development;
- An open house was proposed to be held on October 19th, 2023 for the purpose of giving the public an opportunity to review and ask questions about the information and material made available;
 - No members of the public registered for the open house; therefore, it was cancelled.

The consultation strategy was proposed to provide members of the public with meaningful opportunities to review, understand, and comment on the proposed development and associated applications.

9.2 Technical Studies

The proposed development is supported by the following technical reports.

9.2.1 Heritage Impact Assessment

The proposed additions to 300 and 306 Princess Avenue would be located at the rear of the structures and would retain the majority of the identified heritage attributes of the buildings and the West Woodfield Heritage Conservation District. The proposed additions would result in alterations to the existing structures, and removal of heritage attributes located on the north elevation, which is considered a direct impact. There is also potential for alteration to heritage attributes on the remaining facades of the building if repair, rehabilitation or replacement of bricks, windows, soffits, or roofing is undertaken. The proposed alternations to the existing buildings will result in functional and aesthetically pleasing residential buildings for the future residents and for the surrounding neighbourhoods whose views are privy to the subject lands, thereby reducing visual impacts for abutting property owners and enhancing the character of the streetscape.

For the subject properties and the adjacent properties at 308, 320, and 322 Princess Avenue, there is the potential for indirect impacts related to land disturbances from construction activities. While impacts of vibration on heritage buildings are not well understood, vibrations may be perceptible in buildings with a setback of less than 40 metres. Given the direct adjacency of

proposed development activities, mitigation measures are required to conserve the identified heritage resources.

Mitigation

The proposed undertaking has the potential to result in direct and indirect impacts to identified Cultural Heritage Value or Interest (CHVI) within and adjacent to the Study Area. Accordingly, the mitigation options identified in Info Sheet #5 Mitigation Options (see Section 2.4 of the HIA) have been explored. Consideration for each option is given for both the appropriateness of the mitigation in the context of the CHVI identified and its associated feasibility. An understanding of the surrounding context within which the Study Area is located is also considered.

Please see the attached HIA for further detail.

9.2.2 Stage 1 & 2 Archaeological Assessment

The Archaeological Assessment (August 2023) completed by Lincoln Environmental Consulting Corp. includes the following:

- Stage 1; that determined the study area exhibits potential for the identification and recovery of archaeological resources, and recommended a Stage 2 Assessment be conducted; and
- Stage 2; no archaeological resources were identified during the Stage 2 archaeological assessment of the study area, and as such no further archaeological assessment of the property is recommended.

9.2.3 Tree Preservation Plan

The inventory captured 10 individual trees. Trees were identified within the subject site, and within 3 meters of the legal property boundary. No species classified as endangered or threatened under the Ontario Endangered Species Act, 2007, S.O. 2007, c. 6 were observed during the tree inventory. All trees observed are common to the current land uses and can be characterized as anthropogenic or opportunistic. The subject site is NOT within or immediately adjacent to a City of London Tree Protection Area.

Some trees have been recommended for removal due to direct conflict with the proposed development. Some trees that have been recommended for preservation may be in proximity to the proposed construction. Trees to be preserved may be affected by the construction process, or by the construction itself. The recommendations provided in the Tree Preservation Plan will be taken to ensure the health of the preserved trees, as well as the newly planted trees to compensate for the removals. Please see the attached TPP for further detail.

10.0 CONCLUSIONS

The proposed Zoning By-law Amendment application seeks to permit additions containing six (6) residential units to the rear of the existing buildings on the subject lands. The existing policies for this area of downtown London generally support a development of this nature and scale.

The London Plan speaks to creating vibrant, exciting places to live within the “Neighbourhoods” Place Type. The subject lands are proximate to public services and amenities, as well as existing and future public transit opportunities. The proposal to redevelop the subject lands appropriately provides efficient and cost-effective development with a built-form and intensity that is compatible with abutting land uses and achieves the goal of intensification proximate to high-order transit.

The proposed development will add six (6) residential units to the subject lands for a total of 18 that will provide a modest housing form to the area to accommodate a spectrum of residents. Notably, this proposal can make efficient use of underutilized lands to help address the significant housing shortage being experienced in the City of London.

Based on the above, and as detailed throughout this Planning and Design Report, the proposed development is consistent with the intent and policies as set forth in provincial and municipal planning legislation. As such, the proposed Zoning By-law Amendment is considered appropriate and represents good land use planning.