



PROJECT **BACKGROUNDER** (VERSION 1.0)

Developer

2126983 Ontario Inc.

Project Site

1806 Avalon Street / London / ON

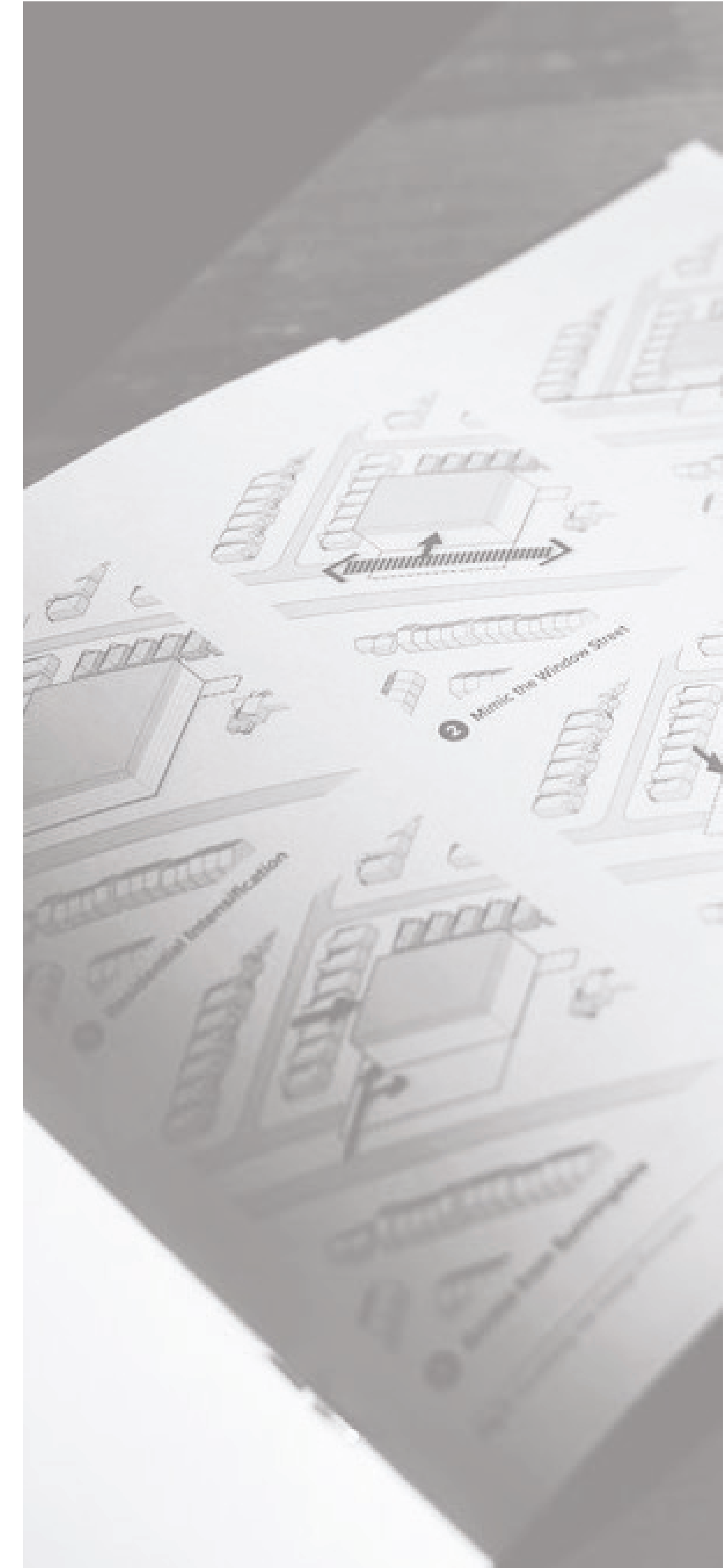
Flip through to learn more about the future vision and planning process for the project site.

PURPOSE

This backgrounder has been created to share information about the planned redevelopment of 1806 Avalon Street in London, ON. The following information boards provide an overview of the process the developer undertakes in conceiving and creating a project, the process the City will undertake in reviewing this project, and an explanation of the concept plan that has been established for the site.

THESE INFORMATION BOARDS WILL HELP YOU UNDERSTAND:

1. The planning process for this project
2. The key factors that shape new development in London
3. The preliminary design principles that have been developed for the project based on those factors
4. Next steps and how your feedback will be considered by the developer



PROJECT SITE

The project site is located on the northeast quadrant of London, at the western extent of Avalon Street, approximately 200 metres (~2-minute walk) north of Dundas Street.

SITE AREA

1.02 Ha

DEPTH

Irregular

FRONTAGE

20.9m

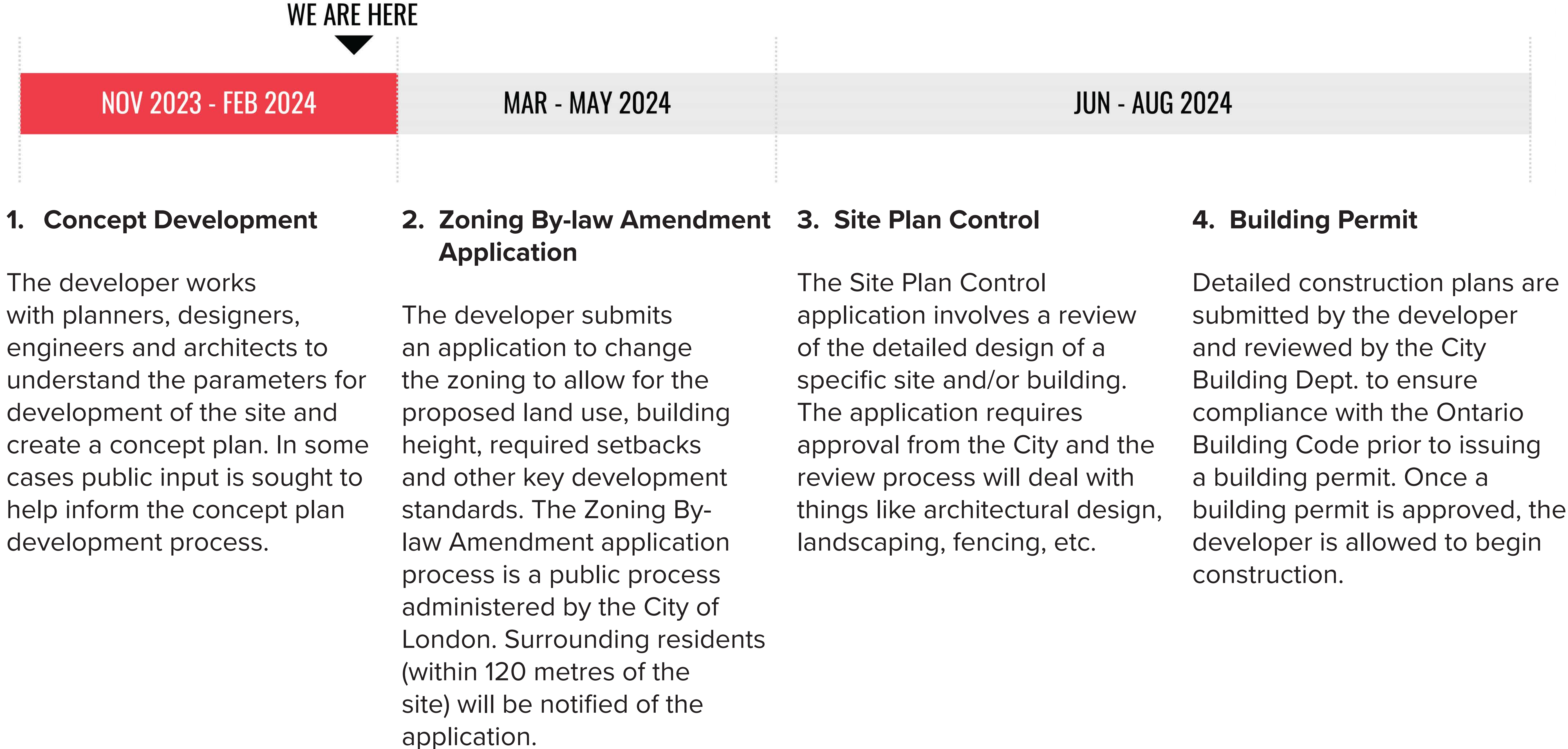
EXISTING USE

Single-Detached Dwellings and
Vacant



THE PLANNING PROCESS

Development projects don't happen overnight. Each project undergoes a series of progressive steps from vision to concept to reality. This graphic represents the key stages in the planning process for 1806 Avalon Street and estimated timing for each step.



WHAT INFORMS NEW DEVELOPMENT?

All developers must consider and account for these key factors when planning a new development or redevelopment in London. New projects should represent a “balancing” of these key ingredients.

1. City Planning Policy

The City’s Official Plan provides the overarching framework for growth and development within London. All new development in the City must conform to the vision outlined in the Official Plan.

2. Context

New development should also consider the unique context of the site and seek to mitigate the impact of new development on adjacent neighbourhood areas.

3. Stakeholder Feedback

What various stakeholders such as City Staff and local residents think and say about an issue should also be factored into the project planning for consideration.

4. Technical Specifications

New development must be designed to meet various municipal and provincial technical specifications for things like the design of servicing connections, how stormwater is managed and the size of driveways, etc.

5. Economic Viability

In addition to the above, the developer needs to create a financially viable project. Otherwise, a project cannot go forward.



THE PLANNING PROCESS

1. City Planning Policy

Not all parts of a neighbourhood are planned equal. The types of uses, building forms and densities that can be developed on a given site varies depending upon the specific Official Plan policies for that site. The key applicable policies for 1806 Avalon Street are highlighted below.

Summary

The project site is within the “Neighbourhoods” Place Type and has direct frontage on a “Neighbourhood Street”. Neighbourhoods are envisioned as diverse places that include a broad range of housing opportunities. The intensity of development and range of uses permitted on a given site varies depending upon the street classification that a property fronts onto. New infill development up to 3-storeys, in the form of townhouses, is allowed on this site.

/ Place Types



- Neighbourhoods
- Urban Corridor
- Green Space

/ Street Classification

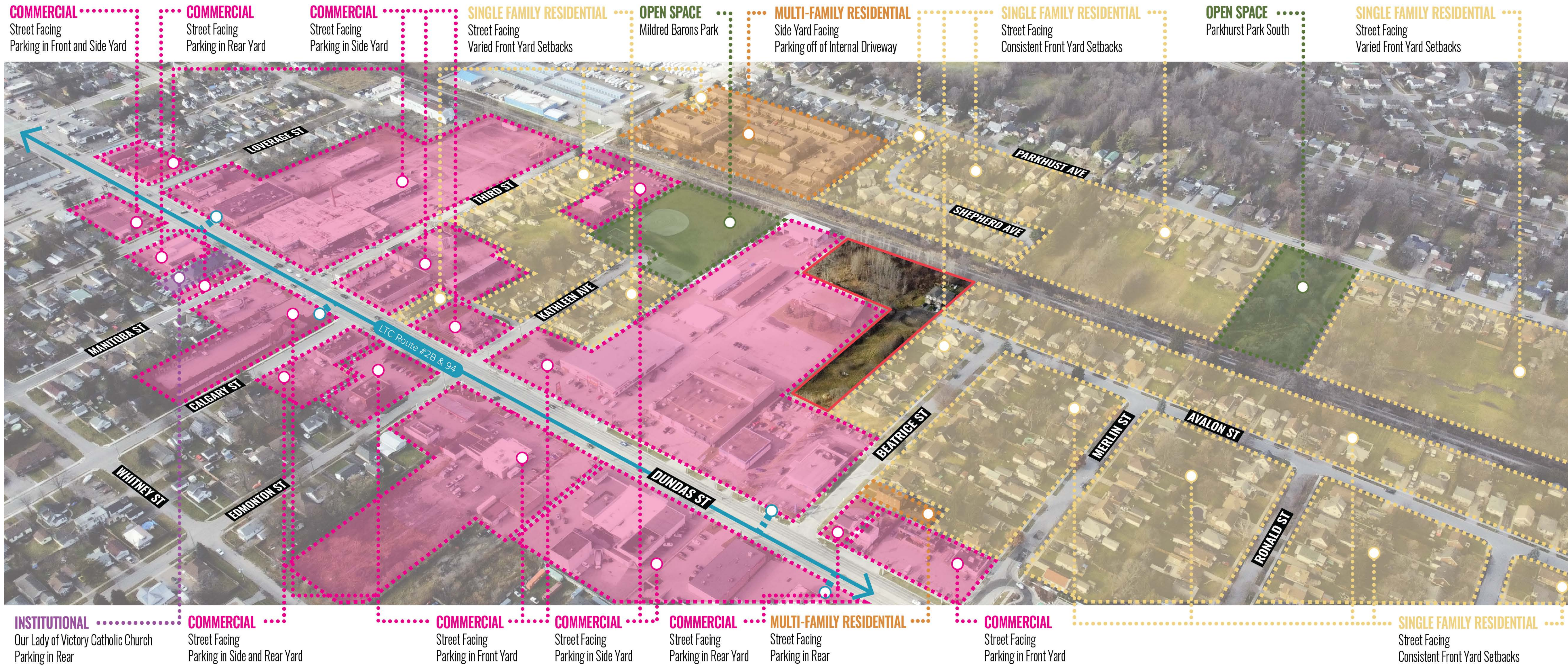


- Civic Boulevard
- Neighbourhood Connector
- Special Permissions

WHAT INFORMS NEW DEVELOPMENT HERE?

2. Context

We examine the physical environment of the neighbourhood including such things as lots, buildings, streetscapes, topography, street patterns and natural environment. These are some of the elements that collectively determine the physical character of the neighbourhood. New development should have regard for these elements and be sensitive to, compatible with, and a good fit within the existing surrounding neighbourhood.



WHAT INFORMS NEW DEVELOPMENT HERE?

3. Stakeholder Feedback

Feedback received through our outreach program will be used to deepen our understanding of the local context and, where possible, shape some elements of the design of the project. We acknowledge that change is difficult and that no outcome will satisfy all interested parties completely. As such, the project team cannot integrate everything suggested by our neighbours and the community at-large. Our communications and outreach strategy for this project includes:



Info Postcard

To notify local residents of the planned redevelopment via direct mail and direct them to the project website.



Website

To provide a “home-base” for sharing information and updates about the project and gathering feedback through the online comment form.



Virtual Community Information Session

To provide a live forum to share information directly with residents/ participants and facilitate a Q & A session.



WHAT INFORMS NEW DEVELOPMENT HERE?

4. Technical Specifications

To ensure that the development concept is well-considered and meets the City's technical standards, the developer is undertaking a range of technical studies listed below. These studies will help to inform the concept design and will be submitted to the City with the Zoning By-law Amendment application. The City's planners and engineers will review them to ensure sure the documents meet the required scope of work and that the conclusions are in adherence with City technical standards.



Archaeological Report

To identify the presence of any archaeological resources on the site and, if necessary, ensure they are conserved through avoidance or removal from the site.



Servicing Brief

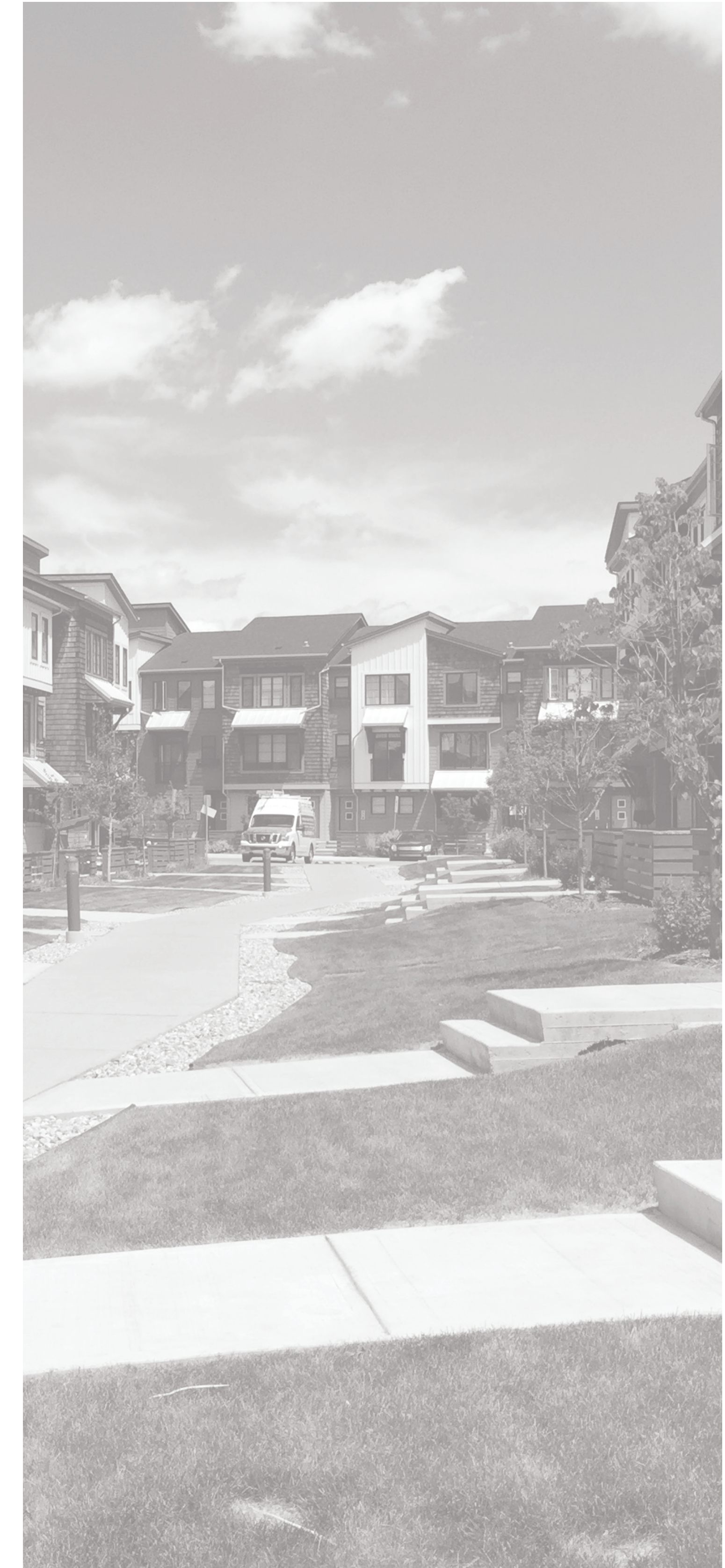
To examine the capacity of stormwater management, sanitary and water servicing infrastructure and identify any needed improvements.



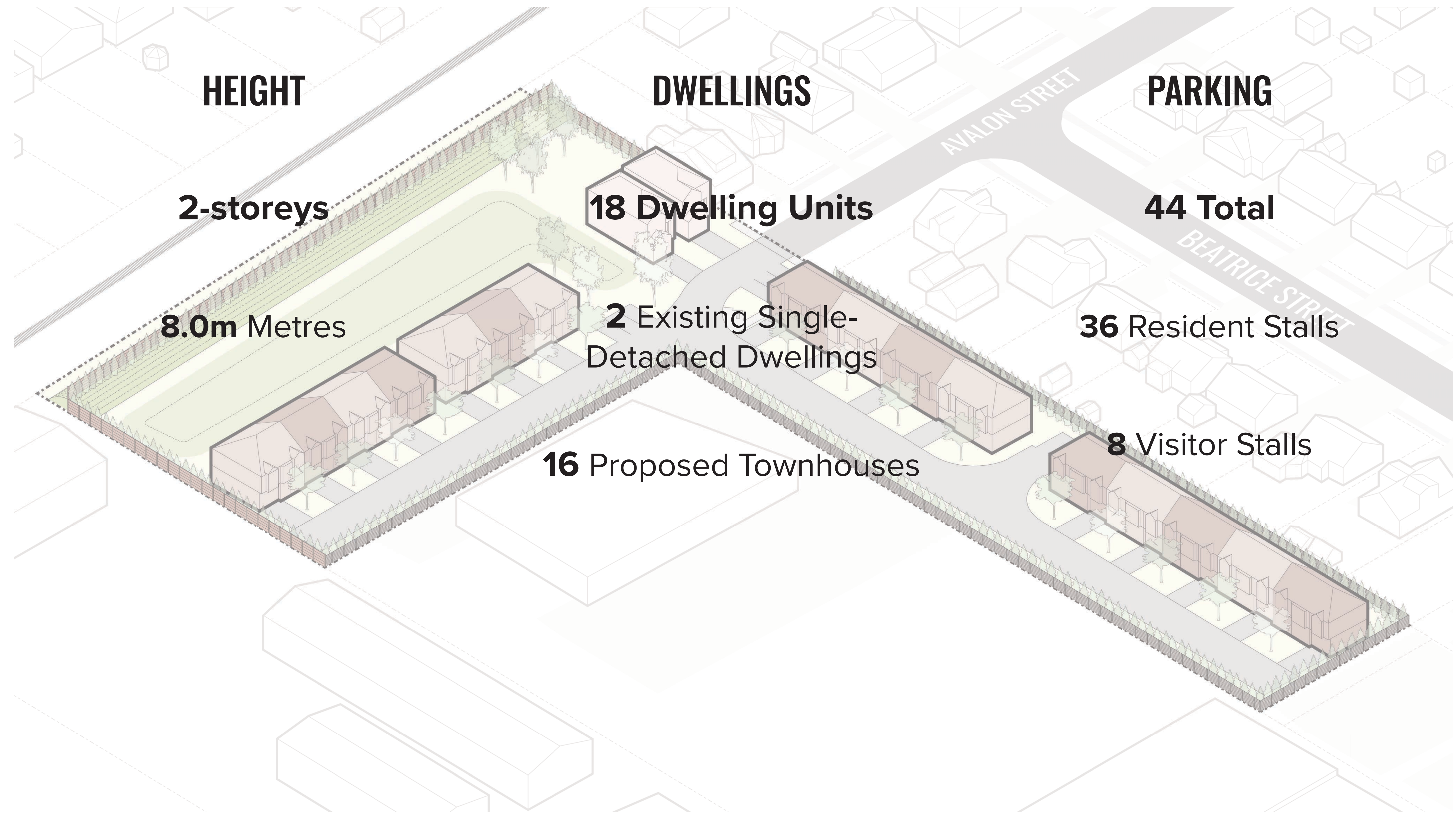
Noise and Vibration Study

To understand the noise impacts from the CP Rail line and adjacent commercial uses and how to design the project in a way to mitigate exposure.

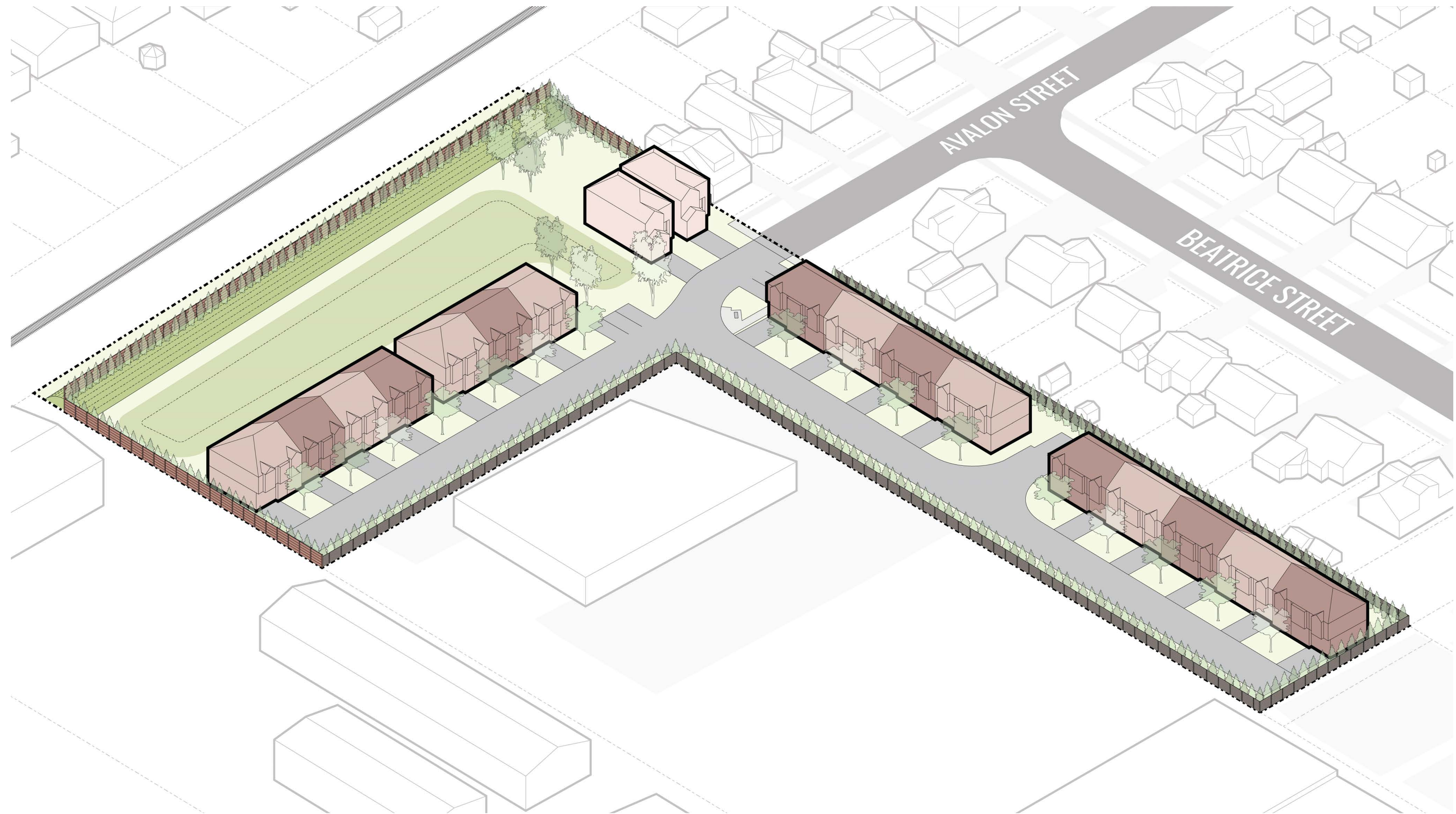
WE WILL MAKE THESE REPORTS AVAILABLE TO THE PUBLIC ONCE THEY ARE COMPLETE.



CONCEPT PLAN: **STATISTICS**

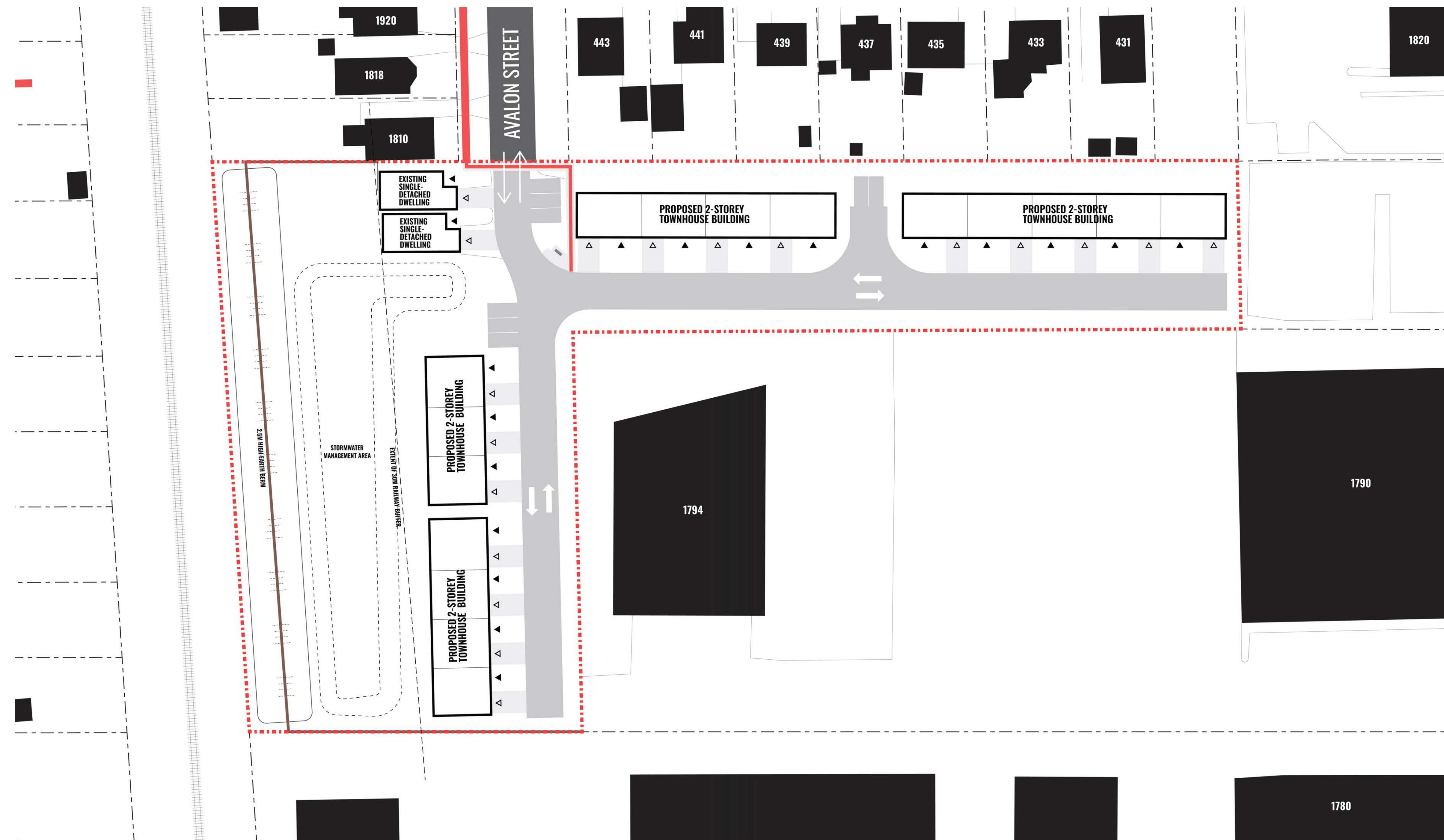


CONCEPT PLAN: **BUILDING RENDERING**



Aerial view looking northeast from Dundas Street.
Conceptual Massing Diagram

CONCEPT PLAN: CIRCULATION

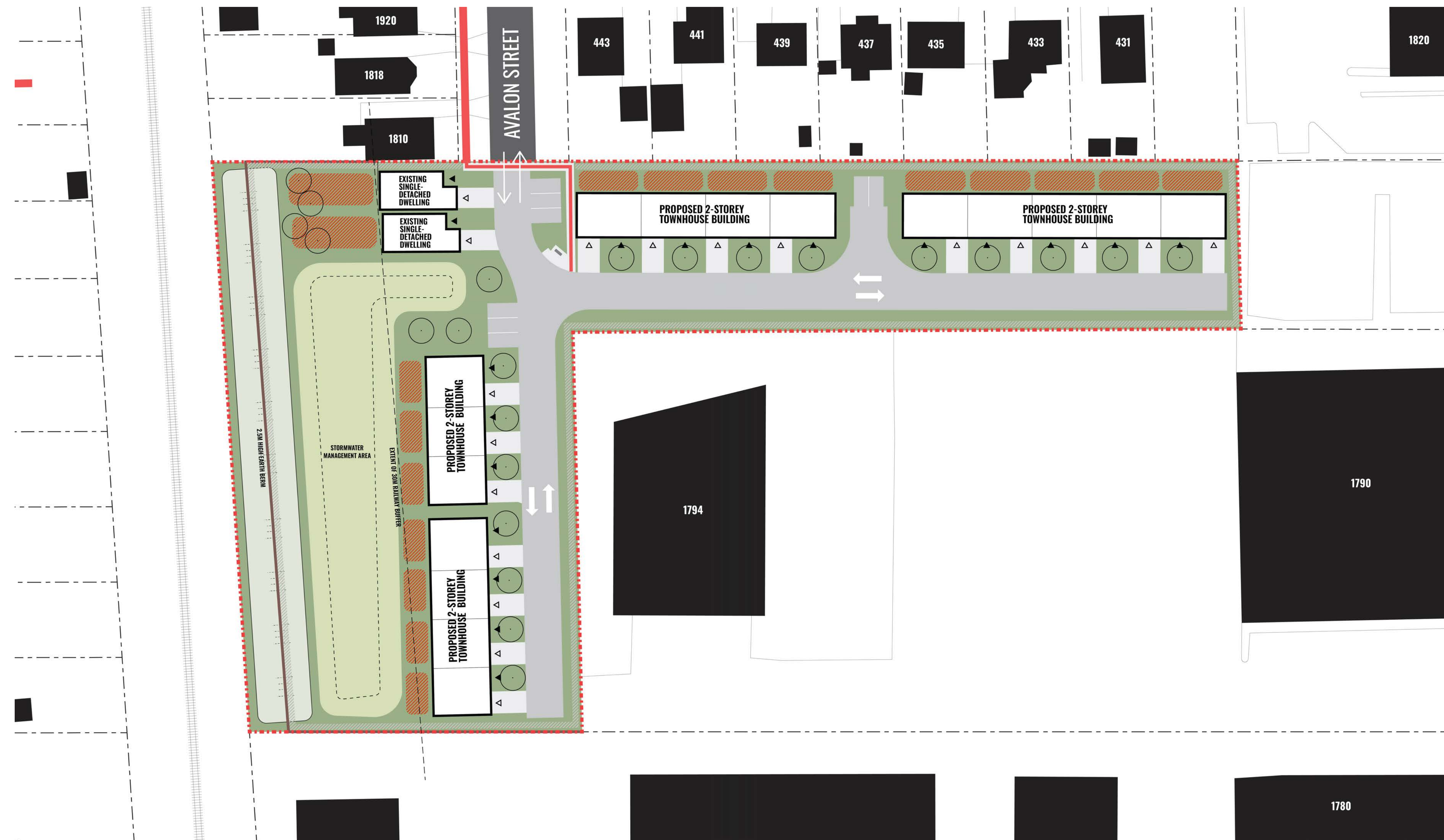


LEGEND

- | | | | | | |
|---|---------------------------|---|------------------------|---|-------------------------------------|
| ▲ | Individual Unit Entrances | ■ | Building Footprint | → | Vehicular Circulation/
Movements |
| △ | Garage Entrances | — | Existing Sidewalk | — | Noise Wall |
| ⋯ | Site Boundary | → | Pedestrian Circulation | | |

Note: This simplified site access and circulation plan has been prepared based on the detailed site concept plan by MTE Consultants. It is meant to aid in illustrating the key attributes and functions of the development concept related to vehicular and pedestrian movements. For dimensions and full site details, please refer to the XXXX-XX-XX conceptual site plan.

CONCEPT PLAN: LANDSCAPE



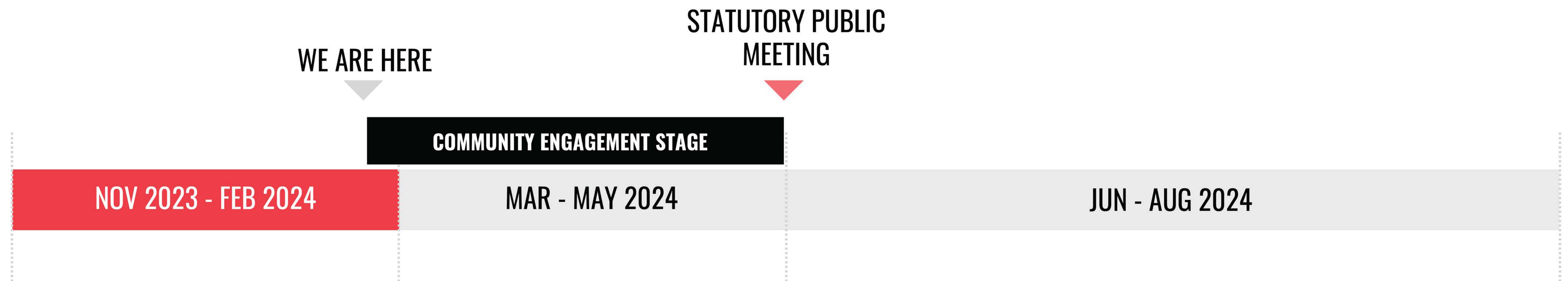
LEGEND

- | | | | | | |
|---|---------------------------|---|-------------------------|---|---------------------------------|
| ▲ | Individual Unit Entrances | ■ | Building Footprint | ▨ | Enhanced Edge Treatment |
| △ | Garage Entrances | ○ | Potential Tree Location | ▨ | Private Outdoor Amenity Area(s) |
| ⋯ | Site Boundary | ■ | Landscaped Area | — | Noise Wall |

Note: This simplified landscape plan has been prepared based on the detailed site concept plan by MTE Consultants. It is meant to aid in illustrating the parameters for the future detailed landscape plan which will be prepared by a Licensed Landscape Architect during subsequent stages of the planning process and reviewed through the Site Plan Control application.

NEXT STEPS

This timeline shows a general overview of next steps in the planning and development process and how those steps intersect with future opportunities to engage with the project team and the City of London.



STAGE 1:

Applicant-Led

- Info Postcards
- Project Website
- ▶ • Virtual Community Info Session #1

City-Led

- Notice of Application
- Commenting Period
- ▶ • Statutory Public Meeting



OUR COMMITMENT

1. We will provide you with quality and up-to-date information about the project.
2. We will help you understand how you can participate in the process.
3. We will ask you for your thoughts and opinions.
4. We will share what we have heard and our team's response to it.