

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning and Environment Committee

**From:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Planning and Economic Development

**Subject:** Sam Singh  
341 Southdale Road East  
File Number: Z-9626, Ward 12  
Public Participation Meeting

**Date:** August 14, 2023

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following action be taken with respect to the application of Sam Singh relating to the property located at 341 Southdale Road East:

- (a) The proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting August 29, 2023 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a Residential R3 (R3-3) Zone, **TO** a Holding Residential R5 Special Provision (h-(-)\*h-(-)\*h-(-)\*h-18\*R5-6(-)) Zone;

**IT BEING NOTED**, that the above noted amendment is being recommended for the following reasons:

1. The recommended amendment is consistent with the *PPS 2020*;
2. The recommended amendment conforms to the Southwest Area Secondary Plan;
3. The recommended amendment conforms to *The London Plan*, including, but not limited to the Neighbourhoods Place Type and Key Directions; and
4. The recommended amendment facilitates the development of an underutilized site within the Built Area Boundary and Primary Transit Area with an appropriate form of infill development that provides choice and diversity in housing options.

## Executive Summary

### Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R3 (R3-3) Zone to a Residential R5 Special Provision (R5-6(-)) Zone with special provisions to permit: a reduced minimum front yard depth of 3.0 metres, whereas a minimum of 8.0 metres is required; a reduced minimum rear yard depth of 2.8 metres, whereas a minimum of 6.0 metres is required; a reduced minimum lot frontage of 25.0 metres, whereas a minimum of 30.0 metres is required; and a shared driveway with the adjacent property to the east, whereas a 6.7 metre private driveway is required.

Staff are recommending approval of the requested Zoning By-law amendment with additional special provisions.

### Purpose and the Effect of Recommended Action

The recommended action will permit a 2-storey, 9-unit townhouse development.

## Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

- **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.

- **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

None.

#### 1.2 Planning History

None.

#### 1.3 Property Description and Location

The subject lands are located on the south side of Southdale Road East, east of the intersection of White Oak Road and Southdale Road East, in the White Oaks Planning District. The subject lands are regular in shape with a frontage of 25 metres (82 feet), an area of 0.202 hectares (0.49 acres), and are currently developed with an existing single detached dwelling, which is proposed to be demolished to facilitate the proposed development. The subject lands are also located in the Built Area Boundary and Primary Transit Area. The surrounding area is predominantly developed with townhouse dwellings and single detached dwellings.

#### Existing Planning Information:

- Existing Southwest Area Plan Designation: Medium Density Residential
- Existing London Plan Place Type: Neighbourhoods Place Type on a Civic Boulevard
- Existing Special Policies: N/A
- Existing Zoning: Residential R3 (R3-3) Zone

Additional site information and context is provided in Appendix “B”.

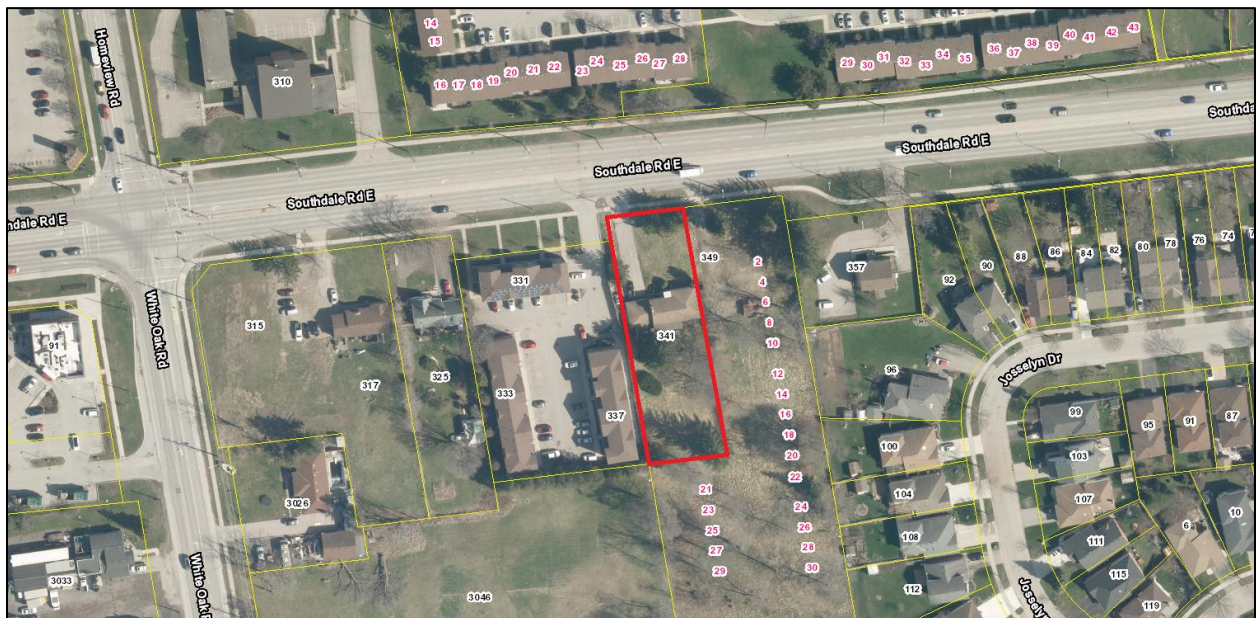


Figure 1 - Aerial Photo of 341 Southdale Road East and surrounding lands



Figure 2 - Streetview of 341 Southdale Road East (view looking S)

## 2.0 Discussion and Considerations

### 2.1 Development Proposal

The applicant is proposing two, 2-storey townhouse blocks: one four-unit block located on the southern portion of the parcel and a larger five-unit block on the northern portion of the parcel closest to Southdale Road East, equating to a residential density of 45 units per hectare (UPH). Parking is proposed in private garages and driveways accessed by a driveway shared with the adjacent property to the east, municipally addressed as 349 Southdale Road East. Two surface visitor spaces are also proposed.

Additional information on the development proposal is provided in Appendix "B".

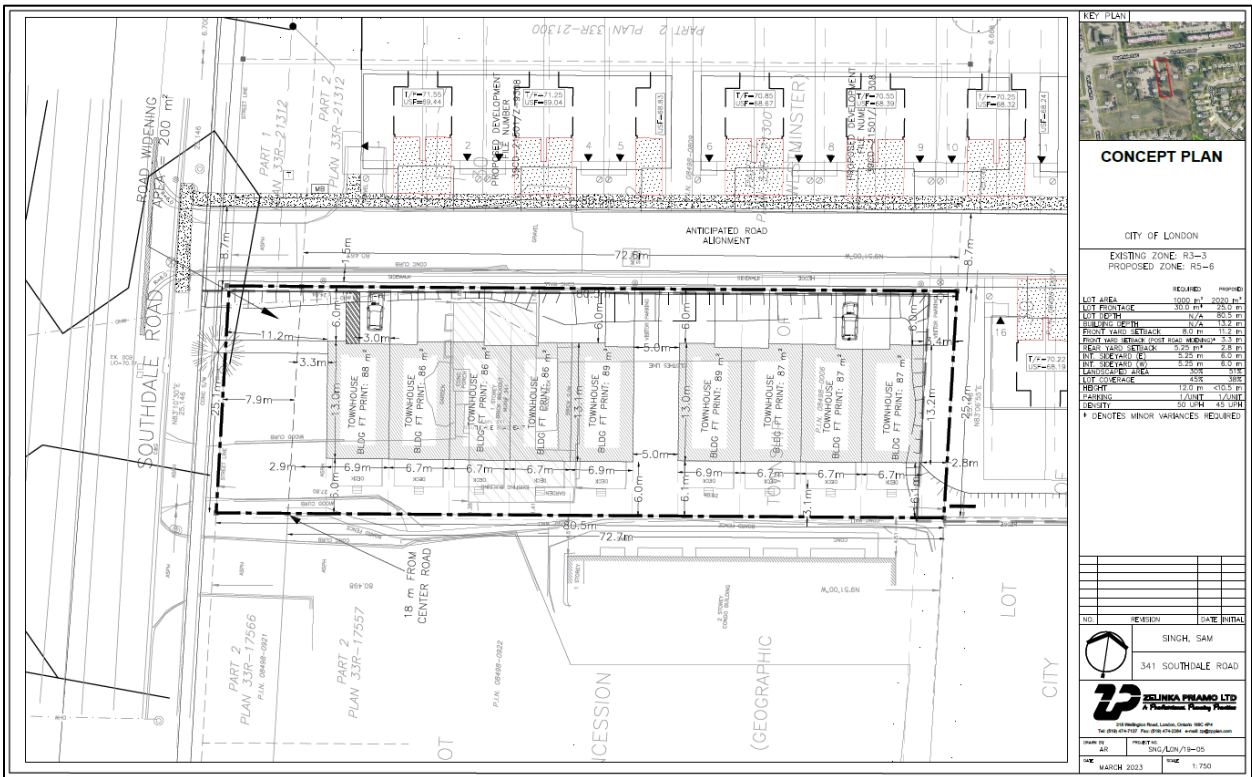


Figure 3 - Conceptual Site Plan (June 2023)



Figure 4 –Conceptual Rendering (June 2023)

Additional plans and drawings of the development proposal are provided in Appendix “C”.

## 2.2 Requested Amendment(s)

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Residential R3 (R3-3) Zone to a Residential R5 Special Provision (R5-6(\_)) Zone.

The following table summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

Regulation (R5-6 Zone)	Required	Proposed
Front Yard Depth (Minimum)	8.0 metres	3.0 metres
Rear Yard Depth (Minimum)	6.0 metres	2.8 metres
Lot Frontage (Minimum)	30.0 metres	25.0 metres
Shared Driveway		Shared driveway with the adjacent property to the east (349 Southdale Road East)

## 2.3 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Key issues identified by staff and agencies included:

- Driveway access and servicing
- Stormwater

Detailed internal and agency comments are included in Appendix “D” of this report.

## 2.4 Public Engagement

On June 14, 2023, Notice of Application was sent to 143 property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on June 15, 2023. A “Planning Application” sign was also placed on the site.

There were no responses received during the public consultation period.

## 2.5 Policy Context

### ***The Planning Act and the Provincial Policy Statement, 2020***

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Policy Statement, 2020 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, *The London Plan*. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of *The London Plan*, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in *The London Plan* analysis below.

As the application for a Zoning By-law amendment complies with *The London Plan*, it is staff's opinion that the application is consistent with the *Planning Act* and the *PPS*.

### ***The London Plan, 2016***

*The London Plan* (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

### ***Southwest Area Secondary Plan***

The *Southwest Area Secondary Plan (SWAP)* has been reviewed in its entirety and it is staff's opinion that the proposed Zoning Bylaw amendment is consistent with it.

## 3.0 Financial Impact/Considerations

None

## 4.0 Key Issues and Considerations

### 4.1 Land Use

The proposed townhouse use is supported by the policies of the *Provincial Policy Statement* and is contemplated in the Neighbourhoods Place Type for sites fronting on a Civic Boulevard in *The London Plan* (TLP, Table 10). The use is also contemplated in the Medium Density Residential in the North Longwoods Residential Neighbourhood of SWAP (SWAP 11.1ii).

### 4.2 Intensity

The proposed intensity is consistent with the policies of the PPS that encourage residential intensification (PPS 1.1.3.3 and 1.4.3), an efficient use of land (PPS 1.1.3.2) and a range and mix of housing options (PPS 1.4.3). The proposed intensity conforms to the policies of the Neighbourhoods Place Type in *The London Plan* and contributes to the intensification target within the Primary Transit Area and Built Area Boundary (TLP

Table 11). Servicing is available for the proposed number of units.

Residential development adjacent to Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards and Main Streets must have a minimum density of 30 units per hectare and a minimum building height of two storeys (SWAP 20.5.4.1(iv)(e)). New development within the Medium Density Residential designation of the North Longwoods Residential Neighbourhood shall have a maximum density of 75 units per hectare and building height shall not exceed four storeys (SWAP 20.5.11.1(iii)(a)). The proposed 9, 2-storey units equate to a density of 45 units per hectare and is in conformity with the policies of SWAP.

#### **4.3 Form**

The proposed form is consistent with the Neighbourhoods Place Type policies and the City Design Policies. While development that is perpendicular to the street is generally not preferred, staff acknowledge that the shape and size of the subject lands limits options for redevelopment. The proposed development features two, two-storey townhouse dwellings oriented to a shared private driveway with the development to the east, municipally addressed as 349 Southdale Road East. As the proposed development consists of only nine units, Site Plan Approval is not required.

Staff have no concerns with the special provisions, as requested. The reduced front yard depth of 3.0 metres, measured from the ultimate road allowance of 18.0 metres from centreline, ensures the development is better oriented to the street and aligns with the front yard setback of the adjacent townhouse development to the west, which is especially important given the perpendicular orientation. Given the orientation of the buildings, the rear yard functions more as an interior side yard and the interior side yard functions as a rear yard. As such, the requested 2.8 metre rear yard depth provides adequate separation between the adjacent development and maintains perimeter access. Further, a minimum interior side yard setback of 6.0 metres is already required under the base R5-6 Zone where there are windows to habitable rooms, ensuring adequate amenity space is provided for each unit in the interior side yard. While access is required over the adjacent property, staff have no concerns with the reduced lot frontage of 25.0 metres as no proposed changes to the lotting fabric are proposed. The reduced lot frontage, combined with the access easement, provide opportunity for an underutilized long and narrow lot to be redeveloped at a greater intensity with an appropriate form of development. Therefore, staff have no concerns with the requested special provision to permit a shared driveway.

To address staff's concerns regarding street orientation, an additional special provision is recommended, in conformity with SWAP, requiring a minimum of one (1) unit to have the primary entrance oriented to Southdale Road East.

#### **4.4 Access and Servicing**

The proposed development relies on the adjacent property at 349 Southdale Road East for access, storm servicing, and sanitary servicing. As such, an easement is required to secure legal rights over the adjacent property. Since Site Plan Approval is not required based on the number of units proposed, a holding provision to ensure this easement is secured prior to building permit issuance is being recommended.

#### **4.5 Archaeology**

The subject lands are identified on the City's Archaeological Mapping as having archaeological potential. As part of the complete application, the applicant submitted a Stage 1-2 Archaeological Assessment prepared by Lincoln Environmental Consulting Corp., dated April 2023. However, the submission did not include the necessary Ministry of Citizenship and Multiculturalism (MCM) compliance letter. As such, staff are recommending an h-18 Holding Provision be applied to ensure the compliance letter is received and all outstanding archaeological matters are addressed.

## 4.6 Noise

Due to the site's location along an arterial road, a Noise Study prepared by HGC Engineering, dated May 2, 2023, was submitted with the application. Through the review of the Noise Study, Engineering staff have requested it be amended to include an additional figure depicting noise control measures and warning clause recommendations. In addition, as the proposed development does not require Site Plan Approval, a holding provision is recommended to ensure the requested amendments to the Noise Study are completed to the satisfaction of the City Engineer, and an agreement is registered on title to ensure the attenuation measures and warning clauses recommended by the Noise Study are incorporated into the design of the development and tenancy agreements.

## Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R3 (R3-3) Zone to a Residential R5 Special Provision (R5-6(\_)) Zone. Staff are recommending approval of the requested Zoning By-law amendment with additional special provisions and holding provisions. The recommended action is consistent with the PPS 2020, conforms to the Southwest Area Secondary Plan and The London Plan, and will permit the development of an underutilized site within the Built Area Boundary and Primary Transit Area with an appropriate form of infill development that provides choice and diversity in housing options.

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Senior Planner, Planning Implementation

**Reviewed by:** Mike Corby, MCIP, RPP  
Manager, Planning Implementation

**Britt O'Hagan, MCIP, RPP**  
Manager, Current Development

**Recommended by:** Heather McNeely, MCIP, RPP  
Director, Planning and Development

**Submitted by:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Planning and Economic  
Development

**Copy:** Heather McNeely, Director, Planning and Development  
Michael Pease, Manager, Site Plans  
Ismail Abushehada, Manager, Development Engineering

## Appendix A – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)  
2023

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to  
rezone an area of land located at 341  
Southdale Road East

WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 341 Southdale Road East, as shown on the attached map comprising part of Key Map No. A111, **FROM** a Residential R3 (R3-3) Zone **TO** a Holding Residential R5 Special Provision (h-\_) \* h-\_) \* h-\_) \* h-18 \* R5-6( ) Zone.
2. Section Number 3.8 2) of the Holding "h" Zone is amended by adding the following Holding Provisions:

h-\_) Purpose: To ensure vehicular and pedestrian access and storm servicing is provided, the removal of the "h-\_" shall not occur until such time as appropriate easements and a joint use and maintenance agreement with 349 Southdale Road East are in place, MECP approval for shared services is obtained, and an approved amendment to the Development Agreement for 349 Southdale Road East is in place to incorporate works proposed by subject site, all to the satisfaction of the City Engineer.

h-\_) Purpose: To ensure sanitary servicing is provided, the removal of the "h-\_" shall not occur until such time as appropriate easements and a joint use and maintenance agreement with 349 Southdale Road East are in place, MECP approval for shared services is obtained, and an approved amendment to the Development Agreement for 349 Southdale Road East is in place to incorporate works proposed by subject site, all to the satisfaction of the City Engineer. Alternatively, the removal of the "h-\_" shall not occur until a servicing strategy is provided demonstrating services can be provided solely on the subject lands, to the satisfaction of the City Engineer.

h-\_) Purpose: To ensure that development is not adversely impacted by noise, a Noise Study shall be undertaken and an agreement shall be registered on title to ensure any attenuation measures are incorporated into the design of the development and any warning clauses are included in tenancy agreements, as recommended by the Noise Study, to the satisfaction of the City Engineer prior to the removal of the "h-\_" symbol.

3. Section Number 9.4 of the Residential R5 (R5-6) Zone is amended by adding the following Special Provisions:

R5-6( ) 341 Southdale Road East

a. Regulations

- i) Lot Frontage (Minimum) – 25.0 metres (82.0 feet)
- ii) Front Yard Depth (Minimum) – 3.0 metres (9.8 feet), measured 18.0 metres (59.0 feet) to centreline on Southdale Road East
- iii) Rear Yard Depth (Minimum) – 2.8 metres (9.2 feet)
- iv) Notwithstanding minimum driveway widths under Section 4.19, vehicular access shall be permitted via the private driveway on the adjacent property municipally addressed as 349 Southdale Road East



- v) A minimum of one (1) unit shall be required to have the primary entrance oriented to Southdale Road East
4. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

PASSED in Open Council on August 29, 2023 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor


Michael Schulthess  
City Clerk

First Reading – August 29, 2023  
Second Reading – August 29, 2023  
Third Reading – August 29, 2023

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-9626  
Planner: CM  
Date Prepared: 2023/07/31  
Technician: JI  
By-Law No: Z.-1-

SUBJECT SITE   
1:1,133  
0 5 10 20 30 40 Meters



## Appendix B – Site and Development Summary

### A. Site Information and Context

#### Site Statistics

Current Land Use	Single detached dwelling
Frontage	25 metres (82 feet)
Depth	80.5 metres (264 feet)
Area	0.202 hectares (0.49 acres)
Shape	Regular (rectangle)
Within Built Area Boundary	Yes
Within Primary Transit Area	Yes

#### Surrounding Land Uses

North	Townhouse dwellings
East	Vacant (future townhouse dwellings)
South	Townhouse dwellings
West	Townhouse dwellings

#### Proximity to Nearest Amenities

Major Intersection	Southdale Road East and White Oak Road, 135 metres
Dedicated cycling infrastructure	White Oak Road, 135 metres
London Transit stop	Southdale Road East, 110 metres
Public open space	Earl Nichols Arena, 450 metres
Commercial area/use	Shoppers Drug Mart, 40 metres
Food store	Shoppers Drug Mart, 40 metres
Primary school	Ashley Oaks Public School, 1.5 km
Community/recreation amenity	Earl Nichols Arena, 450 metres

### B. Planning Information and Request

#### Current Planning Information

Current Southwest Area Secondary Plan Designation	Medium Density Residential
Current Place Type	Neighbourhoods Place Type on a Civic Boulevard
Current Special Policies	N/A
Current Zoning	Residential R3 (R3-3) Zone

#### Requested Designation and Zone

Requested Place Type	N/A
Requested Special Policies	N/A
Requested Zoning	Residential R5 Special Provision (R5-6(_)) Zone

#### Requested Special Provisions

Regulation (R5-6 Zone)	Required	Proposed
Front Yard Depth (Minimum)	8.0 metres	3.0 metres
Rear Yard Depth (Minimum)	6.0 metres	2.8 metres
Lot Frontage (Minimum)	30.0 metres	25.0 metres
Shared Driveway		Shared driveway with the adjacent property to the east (349 Southdale Road East)

## C. Development Proposal Summary

### Development Overview

The applicant is proposing two, 2-storey townhouse blocks: one four-unit block located on the southern portion of the parcel; and, a larger five-unit block on the northern portion of the parcel closest to Southdale Road East equating to a residential density of 45 units per hectare (UPH). Parking is proposed in private garages and driveways accessed by a shared driveway with the adjacent property to the east, municipally addressed as 349 Southdale Road East. Two visitor parking spaces are also proposed.

### Proposal Statistics

Land use	Townhouse dwellings
Form	Cluster
Height	2 storeys 10.5 (metres)
Residential units	9
Density	45 units per hectare
Gross floor area	Unknown
Building coverage	38%
Landscape open space	51%
Functional amenity space	Unknown
New use being added to the local community	No

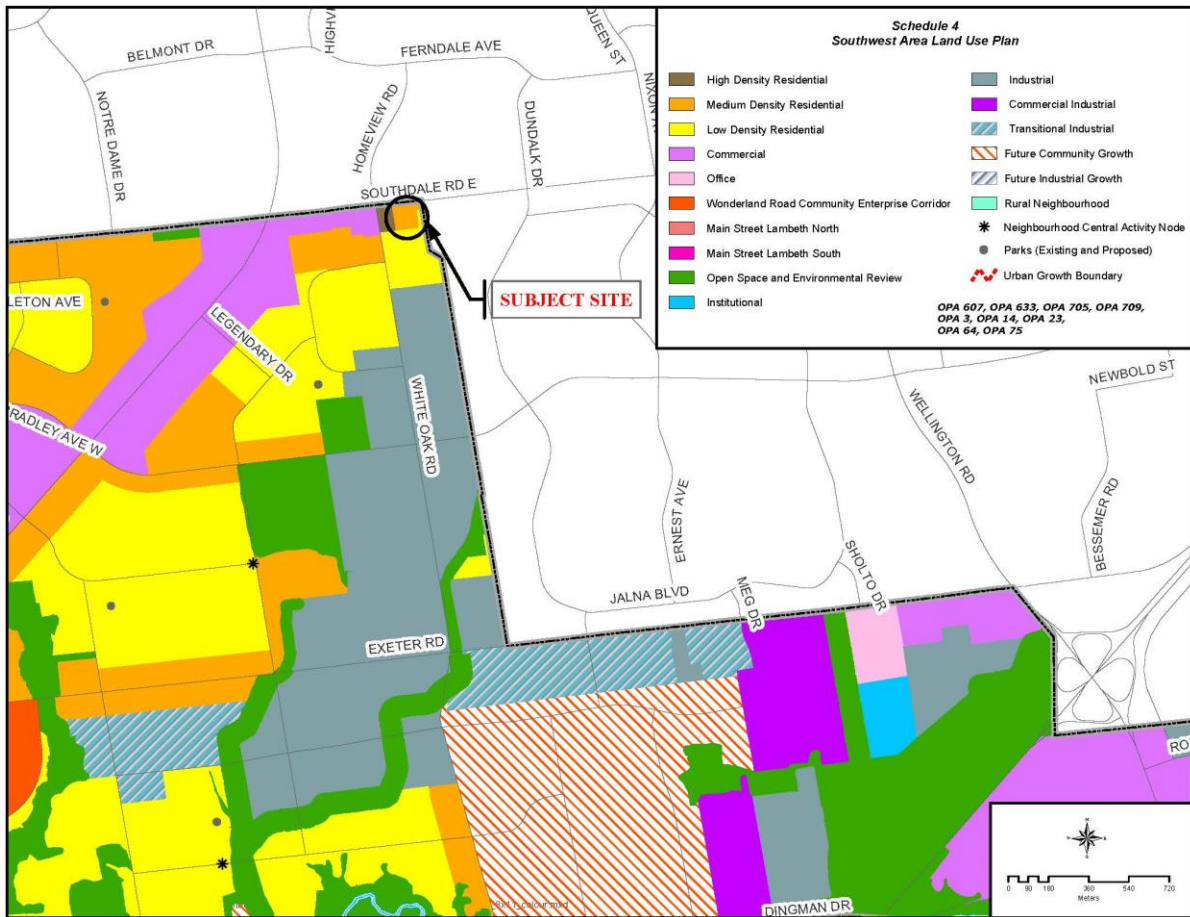
### Mobility

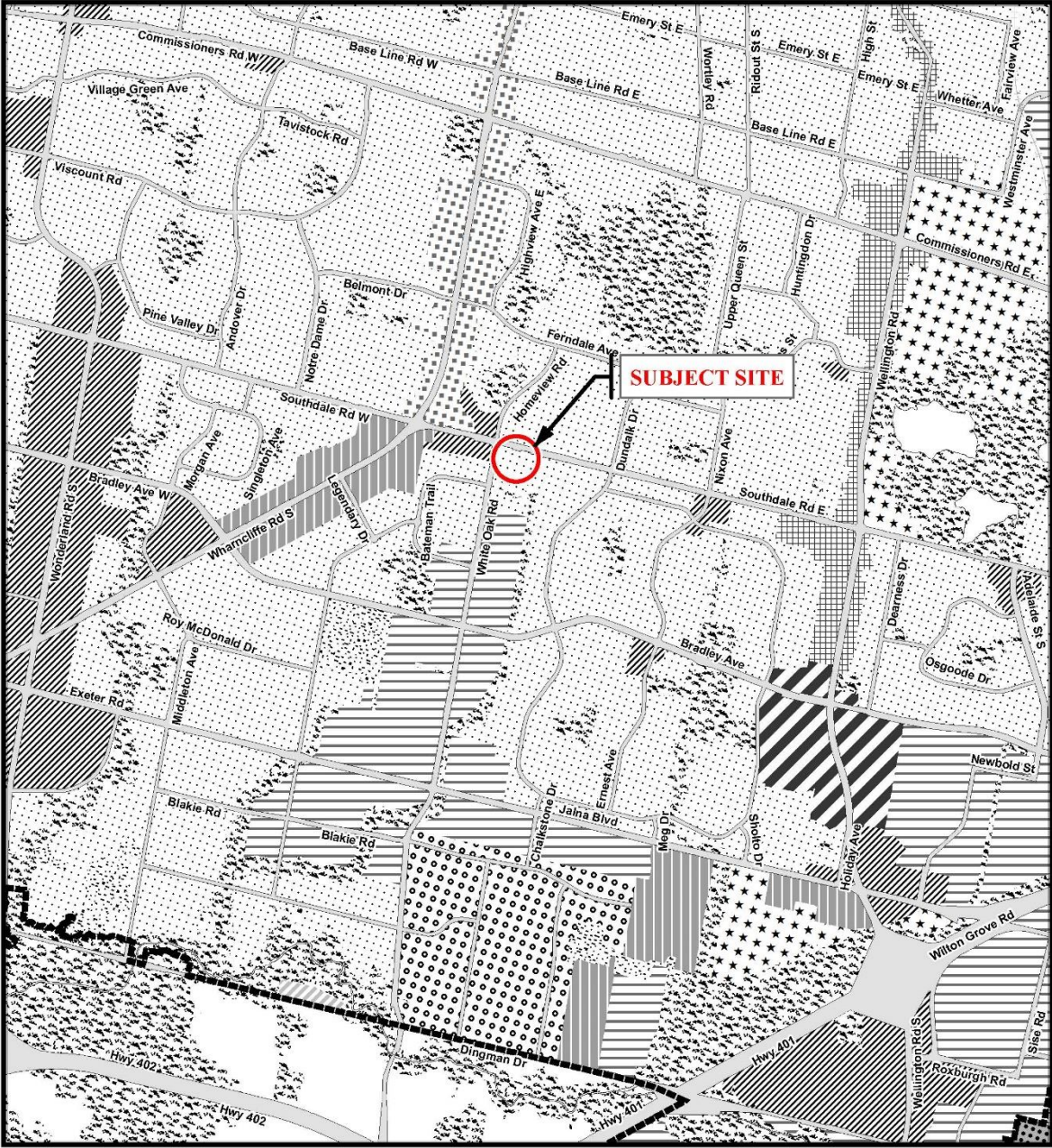
Parking spaces	9 (private garages); 9 (private driveways); 2 surface visitor
Vehicle parking ratio	2 spaces per unit (tandem), plus 2 visitor spaces
New electric vehicles charging stations	None
Secured bike parking spaces	None
Secured bike parking ratio	0 spaces per unit
Completes gaps in the public sidewalk	N/A
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	N/A

### Environmental Impact

Tree removals	14
Tree plantings	Unknown – Site Plan not required
Tree Protection Area	No
Loss of natural heritage features	N/A
Species at Risk Habitat loss	N/A
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	No
Green building features	Unknown

# Appendix C – Additional Plans and Drawings



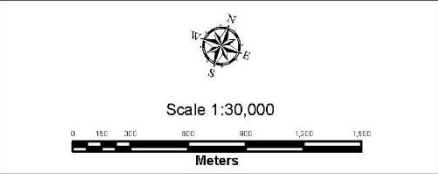


**Legend**

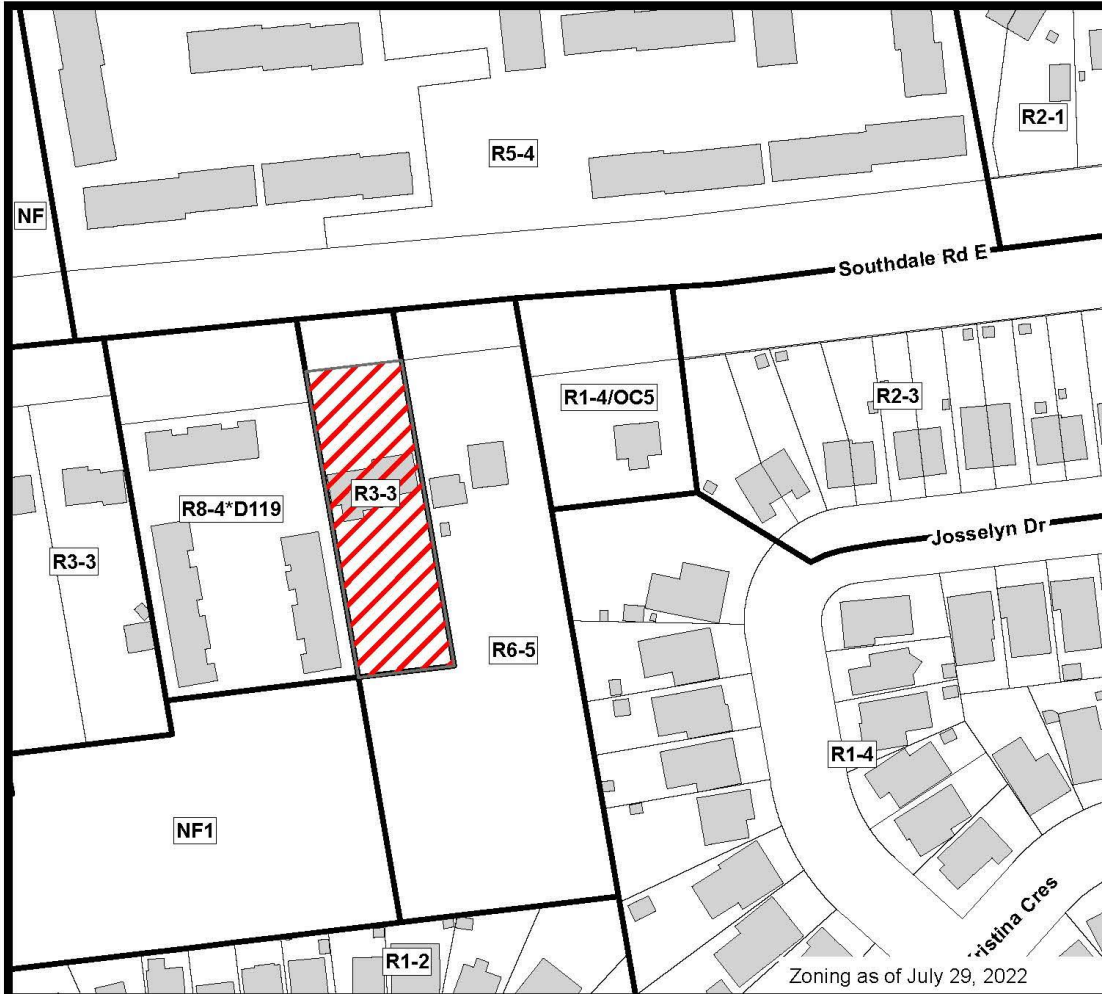
- |                        |                          |                                         |
|------------------------|--------------------------|-----------------------------------------|
| Downtown               | Future Community Growth  | Environmental Review                    |
| Transit Village        | Heavy Industrial         | Farmland                                |
| Shopping Area          | Light Industrial         | Rural Neighbourhood                     |
| Rapid Transit Corridor | Future Industrial Growth | Waste Management Resource Recovery Area |
| Urban Corridor         | Commercial Industrial    | Urban Growth Boundary                   |
| Main Street            | Institutional            |                                         |
| Neighbourhood          | Green Space              |                                         |

*This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

**CITY OF LONDON**  
**Official Plan**  
**LONDON PLAN MAP 1**  
**- PLACE TYPES -**  
 PREPARED BY: Planning & Development



**File Number:** Z-9626  
**Planner:** CM  
**Technician:** JI  
**Date:** 2023/7/20



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R3-3**

1) **LEGEND FOR ZONING BY-LAW Z-1**

- |                                           |                                   |
|-------------------------------------------|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS            | RF - REGIONAL FACILITY            |
| R2 - SINGLE AND TWO UNIT DWELLINGS        | CF - COMMUNITY FACILITY           |
| R3 - SINGLE TO FOUR UNIT DWELLINGS        | NF - NEIGHBOURHOOD FACILITY       |
| R4 - STREET TOWNHOUSE                     | HER - HERITAGE                    |
| R5 - CLUSTER TOWNHOUSE                    | DC - DAY CARE                     |
| R6 - CLUSTER HOUSING ALL FORMS            | OS - OPEN SPACE                   |
| R7 - SENIOR'S HOUSING                     | CR - COMMERCIAL RECREATION        |
| R8 - MEDIUM DENSITY/LOW RISE APTS.        | ER - ENVIRONMENTAL REVIEW         |
| R9 - MEDIUM TO HIGH DENSITY APTS.         | OB - OFFICE BUSINESS PARK         |
| R10 - HIGH DENSITY APARTMENTS             | LI - LIGHT INDUSTRIAL             |
| R11 - LODGING HOUSE                       | GI - GENERAL INDUSTRIAL           |
| DA - DOWNTOWN AREA                        | HI - HEAVY INDUSTRIAL             |
| RSA - REGIONAL SHOPPING AREA              | EX - RESOURCE EXTRACTIVE          |
| CSA - COMMUNITY SHOPPING AREA             | UR - URBAN RESERVE                |
| NSA - NEIGHBOURHOOD SHOPPING AREA         | AG - AGRICULTURAL                 |
| BDC - BUSINESS DISTRICT COMMERCIAL        | AGC - AGRICULTURAL COMMERCIAL     |
| AC - ARTERIAL COMMERCIAL                  | RRC - RURAL SETTLEMENT COMMERCIAL |
| HS - HIGHWAY SERVICE COMMERCIAL           | TGS - TEMPORARY GARDEN SUITE      |
| RSC - RESTRICTED SERVICE COMMERCIAL       | RT - RAIL TRANSPORTATION          |
| CC - CONVENIENCE COMMERCIAL               | "h" - HOLDING SYMBOL              |
| SS - AUTOMOBILE SERVICE STATION           | "D" - DENSITY SYMBOL              |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | "H" - HEIGHT SYMBOL               |
| OR - OFFICE/RESIDENTIAL                   | "B" - BONUS SYMBOL                |
| OC - OFFICE CONVERSION                    | "T" - TEMPORARY USE SYMBOL        |
| RO - RESTRICTED OFFICE                    |                                   |
| OF - OFFICE                               |                                   |

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING  
BY-LAW NO. Z-1  
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-9626

CM

MAP PREPARED:

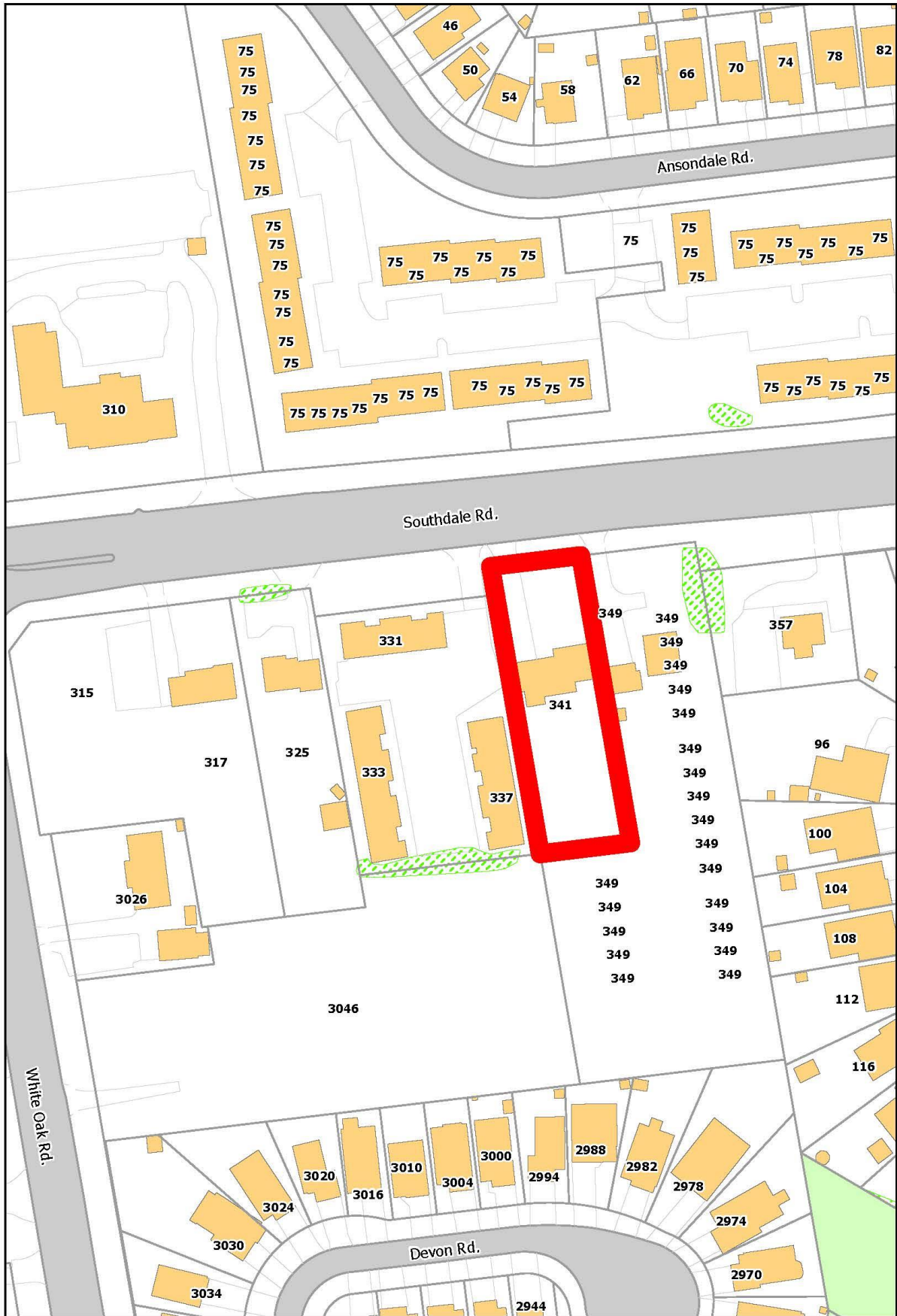
2023/07/20

Jl

1:1,500

0 5 10 20 30 40

Meters



Location Map

Address: 341 Southdale Road East

File number: Z-9626

Planner: Catherine Maton

Date: 2023/07/20



Legend

- Parcels
- Buildings
- Draft Approved Subdivisions
- Driveways
- Parcels selection



## Appendix D – Internal and Agency Comments

### Site Plan – June 15, 2023

Owing to Bill 23, this is now exempted from Site Plan Control. That said, the proposal looks very similar to the SPC, but with further street engagement in the form of the added window.

The applicant should consider how people will access their backyard besides going through the homes, especially for transporting large accessories (patio furniture, barbecues, etc.). If a rear pathway is desired, the applicant should detail that now with consideration to landscaping and stormwater.

### Imperial Oil – June 19, 2023

No Imperial Oil conflict.

### UTRCA – June 19, 2023

The Upper Thames River Conservation Authority (UTRCA) has reviewed this application with regard for the policies within the Environmental Planning Policy Manual for the Upper Thames River Conservation Authority (June 2006), Section 28 of the *Conservation Authorities Act*, the *Planning Act*, the Provincial Policy Statement (2020), and the Upper Thames River Source Protection Area Assessment Report.

### **CONSERVATION AUTHORITIES ACT**

The subject lands **are not** affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.

### **DRINKING WATER SOURCE PROTECTION: Clean Water Act**

For policies, mapping and further information pertaining to drinking water source protection please refer to the approved Source Protection Plan at:  
<https://www.sourcewaterprotection.on.ca/approved-source-protection-plan/>

### **RECOMMENDATION**

The UTRCA has no objections to the application and we have no Section 28 approval requirements.

### Parks Planning and Design – June 21, 2023

Parkland dedication is required in the form of cash in lieu, pursuant to By-law CP-25 and will be required for the building permit approval.

### Urban Design – June 21, 2023

The proposed development is located within the Neighbourhoods Place Type and abuts a Civic Boulevard. The South-West Area Secondary Plan (SWASP) policies apply to the subject site which contemplate medium density residential uses at this location. Urban Design is generally supportive of the development and has the following comments:

#### *Matters for ZBA*

1. Zoning provisions should address the following setback along the boundaries of the subject site:
  - A minimum north side setback to encourage street-orientation while avoiding encroachment of footings and canopies
  - A minimum west side setback to accommodate access and maintenance and allow for a privacy buffer. Refer to the London Plan, Policy 253
  - A minimum south yard setback to allow for adequate separation distance between this development and the adjacent development
2. Zoning should ensure attached garages shall not contain garage doors that occupy more than 50% of the unit width and shall not project beyond the façade of the dwelling or the façade of any porch. Refer to SWASP 20.5.3.9(iii)(e)
3. Noting site plan review will not be required for this development, the Zoning provisions should ensure that the end unit with elevation flanking the Southdale Road East is oriented to the street with wrap-around porches, entrances and a similar number of windows as is found on the front elevation and direct walkway connection to the city sidewalk for visual amenity and passive

surveillance. Refer to the London Plan, Policy 285, 286, 228 SWASP 20.5.3.9(iii)(d)

Please note that UDPRP consultation will not be required for this application.

#### London Hydro – June 29, 2023

- Servicing the above proposal should present no foreseeable problems. Any new and/or relocation of existing infrastructure will be at the applicant's expense, maintaining safe clearances from L.H. infrastructure is mandatory. A blanket easement will be required. **Note:** Transformation lead times are minimum 16 weeks. Contact Engineering Dept. to confirm requirements & availability.
- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

#### Landscape Architecture – July 4, 2023

##### *Major Issues*

No potential grounds for refusal, or issues that could require significant changes to the proposal.

##### *Matters for OPA/ZBA*

No matters that will influence the OP/ZBL mapping, designation/zone, regulations, special provisions, holding provisions, etc.

#### Heritage – July 5, 2023

This is to re-confirm for this application that I have not yet received the Ministry letter. I've reviewed the Archaeological Assessment which determined that the property can be cleared of archeological potential, which I have no comment on, however, given that we have not yet received the letter I'd recommend the h-18 as you've noted.

#### Engineering – July 5, 2023

##### *Stormwater Management:*

1. Due to the proposed reduced front and rear yard setbacks, the applicant is to confirm, by means of preliminary grading plan, that the proposed site grading will contain and direct all stormwater flows internally, away from existing residential properties to the east and west. Ponding within the rear-yards should not encroach onto neighboring properties nor should it reach the foundations of the proposed townhomes.
2. It is SWED's expectation that the proposed reduced setbacks shall not impede self-containment and safe conveyance of the site's storm water flows. As part of the storm servicing strategy for this land during the development application stage, the applicant must demonstrate how stormwater flows will be contained, and safely conveyed on this site without impacting adjacent properties.

##### *Noise Study:*

1. Noise report, figures and modelling to be consolidated into a single document.
2. Plan drawing showing noise control measures and warning clause recommendations to be included as a figure in the report.

Once the above has been addressed, Engineering recommends the following actions for zoning approval:

##### *Engineering Recommendations for Zoning Approval:*

1. Holding provision for storm servicing, sanitary servicing, and access required. Consent application required for easements.