

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: W3 Lambeth Farms Inc. (c/o Strik Baldinelli Moniz (SMB) Ltd.)
6555 & 6595 Royal Magnolia Avenue
File Number: OZ-9702, Ward 9
Public Participation Meeting

Date: April 30, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of W3 Lambeth Farms Inc. (c/o Strik Baldinelli Moniz (SMB) Ltd.) relating to the property located at 6555 & 6595 Royal Magnolia Avenue:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on May 14, 2024, to amend the Official Plan, The London Plan, by **ADDING** a new policy to the Specific Policies for the Neighbourhoods Place Type and by **ADDING** the subject lands to Map 7 – Specific Policy Areas – of the Official Plan;
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on May 14, 2024, to amend the Southwest Area Secondary Plan (SWAP), by **ADDING** a new policy to the Specific Policies for the North Lambeth Residential Neighbourhood to the Southwest Areas Secondary Plan (SWAP);
- (c) The proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting May 14, 2024, 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 R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone **TO** Residential R9 Special Provision (R9-7()*H24) Zone;
- (d) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) Provide distinction between ground floor commercial and residential uses.
 - ii) Consider reducing the front yard depth (Royal Magnolia Avenue) to 6.0 metres to continue the established street wall.
 - iii) Consider incorporating the ramp to the underground parking garage into the design of the building and reducing the amount of the at-grade surface parking provided in favour of more landscaped amenity area.
 - iv) Enhanced tree planting.
- (e) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice **BE GIVEN** in respect of the proposed by-law as the recommended amendment is reflective of the proposed development circulated in the Notice of Application and Notice of Public Meeting, existing permissions, and the existing development on site.

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

- i. The recommended amendment is consistent with the *Provincial Policy Statement, 2020 (PPS)*, which encourages the regeneration of settlement areas and land use patterns within settlement areas that provide for a range of uses and opportunities for intensification and redevelopment. The *PPS* directs municipalities to permit all forms of housing required to meet the needs of all residents, present and future;
- ii. The recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and Specific Policy Areas, and the Neighbourhoods Place Type policies;
- iii. The recommended amendments conform to the Southwest Area Secondary Plan (SWAP), including but not limited to the North Lambeth Residential Neighbourhood policies; and
- iv. The recommended amendment would permit an appropriate form of development at an intensity that can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood; and

Executive Summary

Summary of Request

The applicant has requested an amendment to the Official Plan, The London Plan, to add a Specific Policy Area to the Neighbourhoods Place Type, and an amendment to the Southwest Area Secondary Plan (SWAP) to add a Specific Policy Area to the North Lambeth Residential Neighbourhood. The Specific Policy Areas are requested to permit two 6-storey mixed-use apartment buildings containing a total of **176 dwelling units**, with a maximum density of 165 units per hectare and ground floor commercial space.

The applicant has also requested an amendment to Zoning By-law Z.-1 to rezone the subject lands from a Residential R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone to a Residential R9 Special Provision (R9-7()*H24) Zone to implement the proposed specific policy.

Purpose and the Effect of Recommended Action

Staff are recommending approval of the requested Official Plan and Zoning By-law amendments with special provisions. The recommended action will facilitate the development of the proposed 6-storey mixed-used apartment buildings at a greater height and density and with additional non-residential uses on the ground floor.

Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

1. **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
2. **Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.
3. **Housing and Homelessness**, by supporting faster/streamlined approvals and increasing the supply of housing with a focus on achieving intensification targets.

Analysis

1.0 Background Information

1.1 Planning History

The subject lands are comprised of two lots created through a Plan of Subdivision (Plan 33M-821) in 2022. At the time of the Plan of Subdivision a Zoning By-law amendment application was also processed and approved by Council changing the zone to the

current Residential R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone. As a result of the amendment the subject lands were permitted a 4-storey mixed-use development with a maximum density of 75 units per hectare along with a range of other uses.

1.2 Property Description and Location

The subject lands, municipally known as 6555 & 6595 Royal Magnolia Avenue, are located in the North Lambeth Planning District, at the intersections of Royal Magnolia Avenue, Campbell Street North, Big Leaf Trail, and Heathwoods Avenue, and east of Colonel Talbot Road. The subject lands have a total area of 1.1 hectares (11,060 metres square), 134.5 metres of frontage on Royal Magnolia Avenue and a lot depth of 70 metres. The subject lands are currently vacant.

The surrounding area consists of a mix of current and future low to medium density residential uses, including single detached dwellings and townhouses. The subject lands are located in a developing neighbourhood that is not yet serviced by London Transit. Additionally, while sidewalks are proposed along all four streets bounding the subject lands, no sidewalks currently exist.

1.3 Site Statistics

- Current Land Use: Future Residential
- Frontage: 134.5 metres (Royal Magnolia Avenue)
- Area: 1.1 hectares (11,060 metres square)
- Depth: 70 metres
- Shape: Regular (Rectangular)
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: No

1.4 Surrounding Land Uses:

- North: Urban Reserve
- East: Residential
- South: Residential
- West: Residential

1.5 Existing Planning Information:

- The London Plan Place Type: Neighbourhoods at the intersection of two Neighbourhood Connectors and two Neighbourhood Streets.
- Existing Special Policies: Southwest Area Secondary Plan – North Lambeth Residential Neighbourhood: Medium Density Residential
- Existing Zoning: Residential R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone.

Additional site information and context is provided in Appendix B.

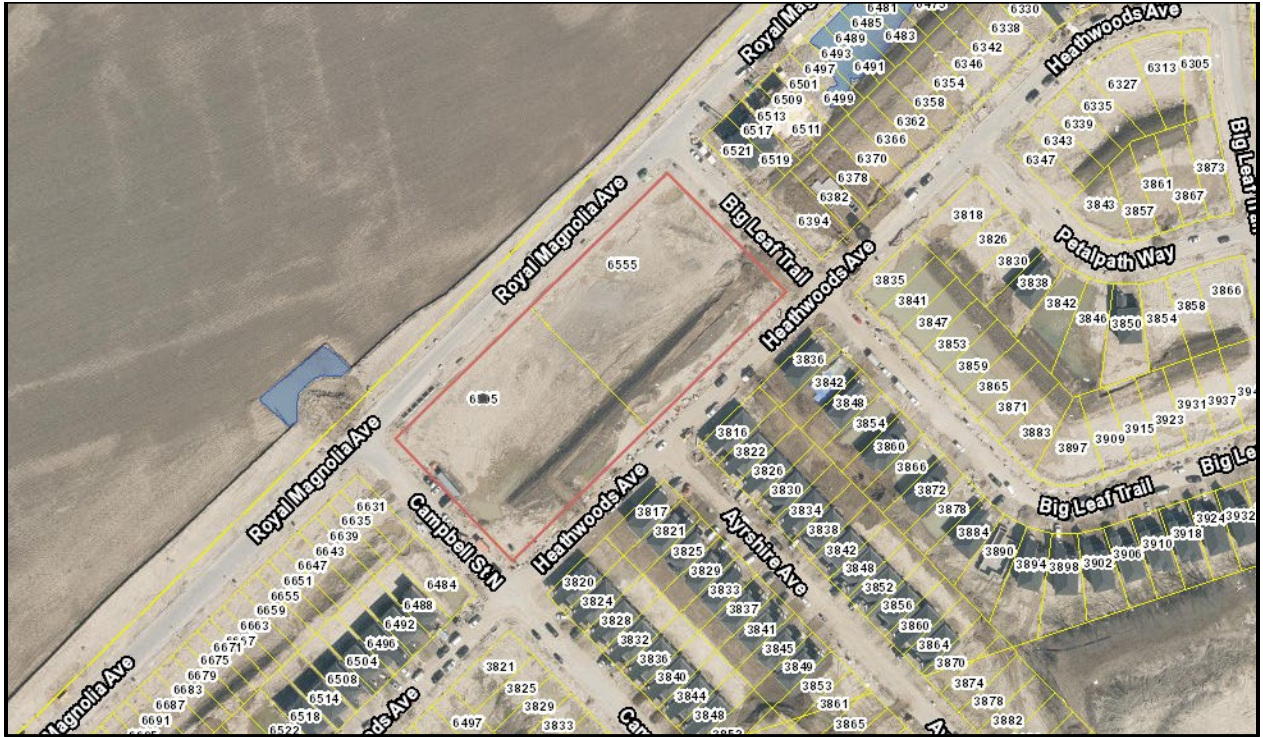


Figure 1: Aerial photo of 6555 & 6595 Royal Magnolia Avenue.



Figure 2: Aerial photo of 6555 & 6595 Royal Magnolia Avenue and surrounding lands.

2.0 Discussion and Considerations

2.1 Development Proposal

In January 2024, Planning and Development staff accepted a complete Official Plan and Zoning By-law amendment application to permit two 6-storey mixed-use apartment buildings containing a total of 176 dwelling units (88-units each), with a maximum height of 24.0 metres and maximum density of 165 units per hectare and ground floor commercial space. Vehicular access to the subject lands is proposed via two driveways onto Heathwoods Avenue. A total of 274 vehicle parking spaces (224 spaces in an underground parking garage and 50 at grade) and 229 bicycle parking spaces (202 long-term, 22 short-term and 5 for commercial uses) are provided. Pedestrian walkways are also proposed to connect the building to onsite amenities and to the surrounding public streets.

The conceptual site plan and renderings are shown below as Figures 3-6.

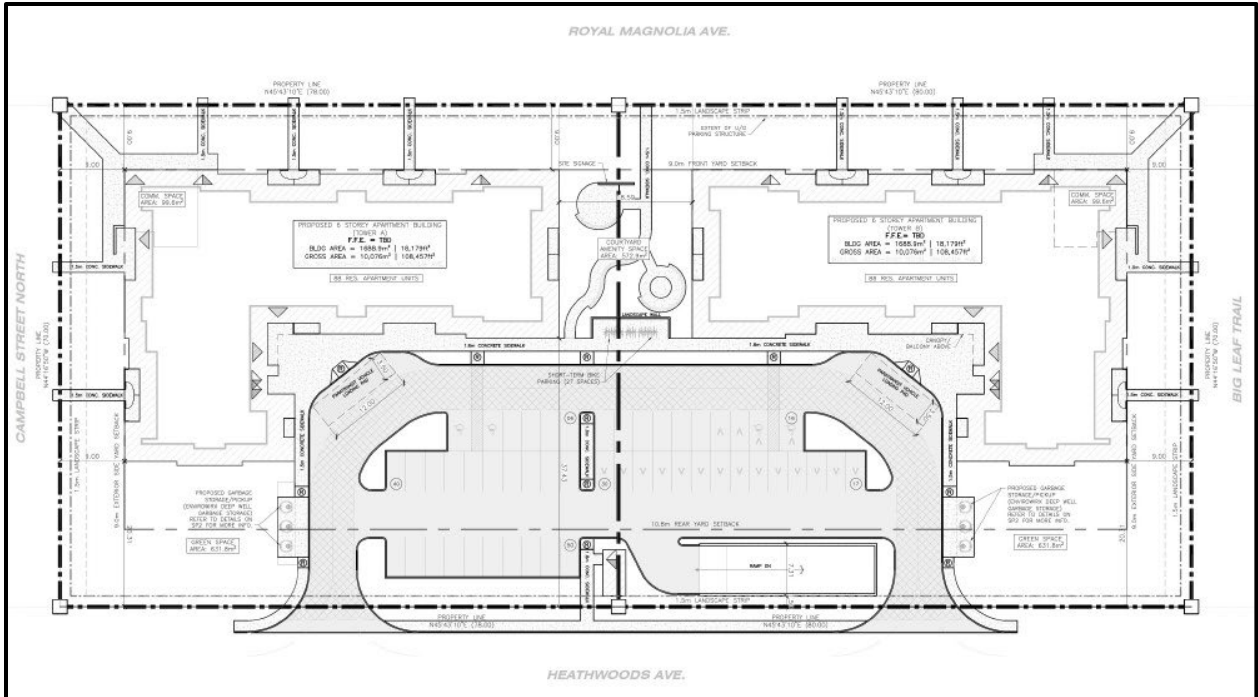


Figure 3: Conceptual Site Plan



Figure 4: Rendering (North Elevation)



Figure 5: Rendering (facing southwest from the intersection of Royal Magnolia Avenue and Campbell Street North)



Figure 6: Rendering (facing northeast from the intersection of Big Leaf Trail and Heathwoods Avenue)

The proposed development includes the following features:

- Land use: Residential
- Form: Mixed-Use Apartment Buildings
- Height: 6-storeys (24.0 metres)
- Residential units: 176-units
- Density: 165 units per hectare
- Lot coverage: 31%
- Landscape Open Space: 46%
- Parking spaces: 274 spaces (1.5 space/unit)

Additional development proposal information is provided in Appendix B and C.

2.3 Requested Amendment

The applicant has requested an amendment to the Official Plan, The London Plan, to add a Specific Policy Area to the Neighbourhoods Place Type and to Map 7, and an amendment to the Southwest Area Secondary Plan (SWAP) to add a Specific Policy Area to the North Lambeth Residential Neighbourhood. The Specific Policy Areas are requested to permit the two 6-storey mixed-use apartment buildings containing a total of 176 dwelling units, with a maximum density of 165 units per hectare and ground floor commercial space.

The applicant has also requested an amendment to Zoning By-law Z.-1 to rezone the subject lands from a Residential R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone to a Residential R9 Special Provision (R9-7()*H24) Zone.

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

Regulation (R9-7())	Required	Proposed	Recommended
Additional Permitted Uses, restricted to the ground floor		Bake shop; Convenience service establishments; Convenience stores; Craft brewery; Day care centres; Dog or domestic cat grooming; Florist shops; Food stores;	As proposed.

Regulation (R9-7(_))	Required	Proposed	Recommended
		Live-work; Personal service establishments; Pharmacies; Restaurants, eat-in; Restaurants, take-out; Retail; Studios	
Front Lot Line	Campbell Street N	Royal Magnolia Avenue	As proposed.
Front and Exterior Side Yard Depth (minimum) (Royal Magnolia Drive, Campbell Street N & Big Leaf Trail)	6.0 metres, plus 1.0 metres (3.3 feet) per 10.0 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.9 feet)		3.0 metres
Exterior Side Yard Depth (maximum) (Campbell Street N & Big Leaf Trail)			9.0 metres
Rear Yard Depth (maximum) (Heathwoods Avenue)	23.0 metres		19.0 metres
Density (maximum)	75 units per hectare	165 units per hectare	As proposed.
Height	Four (4) storeys	Six (6) storeys	24.0 (6-storeys)
Ground Flood Height (minimum)			4.0 metres
Ground floor commercial floor space (minimum)		200 square metres maximum	200 square metres
Drive-through facilities		Drive-through facilities shall not be permitted.	As proposed.
Parking Location			Parking and drive aisles shall not be permitted in the front and exterior side yards.

2.4 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:

- The following site layout and built form features have been acknowledged and should be carried forward:
 - Incorporating a street-oriented, mixed-use built form with underground parking.
 - Corner-responsive massing.
 - At-grade outdoor amenity space.
- The following additional site layout and built form features have been recommended:
 - The front yard setback be reduced to 6.0m to continue the established street wall provided along Royal Magnolia Avenue.

- Reducing the amount of the at-grade surface parking provided in favour of more landscaped amenity area.
- Incorporating the ramp to the underground parking garage into the design of the building.
- Providing a ground floor height of 4.0 metres for the provision of ground flood commercial uses.

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

2.5 Public Engagement

On January 26, 2024, a combined Notice of Planning Application and Notice of Public Meeting was sent to 133 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 February 8, 2024. A “Planning Application” sign was also placed on the site.

There were **three** responses received during the public consultation period. Comments received were considered in the review of this application and are addressed in Section 4.0 of this report.

Key issues identified by the public included concerns related to:

- Density and Height
- Requires an Official Plan Amendment
- Neighbourhood Character and Safety
- Construction Concerns

Detailed public comments are included in Appendix E of this report.

2.6 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*.

Section 1.1 of the PPS encourages healthy, livable, and safe communities which are sustained by promoting efficient development and land use patterns which sustain the financial well-being of the province and municipalities over the long term. Healthy, livable, and safe communities are sustained by accommodating an appropriate affordable and market-based range and mix of residential types, and promoting the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimize transit investments, and standards to minimize land consumption and servicing costs (1.1.1.b) & 1.1.1.e)).

The PPS directs settlement areas to be the focus of growth and development, further stating that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities (1.1.3). Further, the PPS directs planning authorities to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area (1.4.1).

Land use patterns within settlement areas shall be based on densities and a mix of land uses which: efficiently use land and resources; are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; minimize negative impacts to air quality and climate change, and promote energy efficiency; prepare for the impacts of a changing climate; support active transportation; are transit-supportive, where transit is planned, exists, or may be developed (1.1.3.2). Land use patterns within

settlement areas shall also be based on a range of use and opportunities for intensification and redevelopment (1.1.3.2). Finally, the PPS supports long-term economic prosperity by encouraging residential uses to respond to dynamic market-based needs and provide necessary housing supply and range of housing options for a diverse workforce, and by encouraging a sense of place by promoting well-designed built form (1.7.1.b) & 1.7.1.e).

The proposed development meets the intent of the *Planning Act* and the *PPS* by promoting residential intensification in the form of mixed-use apartment buildings within the urban growth boundary and complete neighbourhood planning.

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, Policies 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.

The London Plan includes conditions for evaluating the appropriateness of Specific Area Policies where the applicable place type policies would not accurately reflect the intent of City Council with respect to a specific site or area (TLP, Policies 1729-1734).

The following conditions apply when considering a new Specific Area Policy:

1. The proposal meets all other policies of the Plan beyond those that the specific policy identifies.
2. The proposed policy does not have an adverse impact on the integrity of the place type policies or other relevant parts of this Plan.
3. The proposed use is sufficiently unique and distinctive such that it does not establish an argument for a similar exception on other properties in the area.
4. The proposed use cannot be reasonably altered to conform to the policies of the place type.
5. The proposed policy is in the public interest and represents good planning.

Staff are of the opinion that all the above conditions have been met.

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 Official Plan and Zoning Bylaw amendment is consistent with it. The subject lands are designated Medium Density Residential pursuant to Schedule 9 (North Lambeth Residential Neighbourhood) Land Use Designations) of the *SWAP*.

3.0 Financial Impact/Considerations

3.1 Financial Impact

There are no direct municipal financial expenditures with this application.

4.0 Key Issues and Considerations

4.1 Land Use

The proposed residential use is supported by the policies of the *Provincial Policy Statement, 2020 (PPS)* and is a contemplated use in accordance with Table 10 – Range of Permitted Uses in the Neighbourhoods Place Type of The London Plan. The proposed mixed-used apartment building aligns with the vision of the Neighbourhoods Place Type by contributing to a diversity and mix of different housing types, intensities, and forms (TLP, Policy 918_2) which respect the existing neighbourhood character (TLP 918_13). The proposed residential use also aligns with Key Direction #5 – Building a mixed-use compact city, by planning for infill and intensification of various types and forms to take advantage of existing services and facilities and to reduce our need to grow outward (TLP, Policy 59_4), and to ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place (TLP, Policy 59_5).

Additional permitted uses, restricted to the ground floor, are also being recommended as accessory to the apartment buildings to encourage a mixed-used built form. Non-residential uses will be directed to locations that are easily accessible and where they can help establish and enhance the character of a neighbourhood. Through the plan of subdivision process the subject lands were identified as an appropriate location for such uses and zoned to permit convenience commercial and neighbourhood facility uses, providing community benefits and connectivity. These recommendations are in keeping with The London Plan (TLP, Policy 925_).

Southwest Area Secondary Plan

Within *SWAP*, the subject lands are located within the North Lambeth Residential Neighbourhood, designated Medium Density Residential, which permits a range of residential uses including low-rise residential apartment buildings as well as a limited range of non-residential uses (*SWAP* Schedule 9 – North Lambeth Residential Neighbourhood Land Use Designations). The subject lands are also identified as a Neighbourhood Central Activity Node which have a higher intensity of activity-generating uses than other parts of the neighbourhood, but are predominately pedestrian-scale, and in addition to residential development, are encouraged to include a limited range of convenience and personal service commercial uses; small-scale eat-in restaurants, such as coffee or tea shops, or small-scale eat-in bakeries; civic and institutional uses such as parks, schools and churches; and live-work functions (3.3.ii). Staff are of the opinion that the proposed residential and accessory uses are in keeping with the *SWAP* and appropriate for the subject lands.

4.2 Intensity

The proposed residential intensity is consistent with the policies of the PPS that encourage residential intensification, redevelopment, and compact form (1.1.3.4), an efficient use of land (1.1.1 a), and a diversified mix of housing types and densities (1.4.1). The proposed residential intensity does not conform with Table 11 – Range of Permitted Heights in the Neighbourhoods Place Type of The London Plan which contemplates an upper maximum height of 4-storeys where a property intersects with two Neighbourhood Connectors. As such, the applicant has requested an Official Plan Amendment to add a Specific Policy Area to the Neighbourhoods Place Type and to Map 7 – Specific Policy Areas – of the Official Plan, which would permit the proposed 6-storey height. When zoning to the upper maximum height (or in this case when zoning beyond the upper maximum height) a development should include features required to mitigate the impacts of the additional height and densities whereby the increase in building height may be permitted where the resulting intensity and form of the proposed development represents good planning within its context (TLP, Policies 1640_, 1641_).

The proposed residential intensity will facilitate an appropriate scale of development that is compatible within the existing and future neighbourhood character, directing the height and intensity toward the higher order street (TLP, Policy 918_13). The apartment

buildings also include design features such as incorporating a street-oriented, mixed-use built form with underground parking, corner-responsive massing, and at-grade outdoor amenity space to mitigate for potential impacts of the additional height and encourage a pedestrian-scale environment at street level. Further, the mixed-used apartment buildings can be accommodated on a parcel that is of sufficient size to support their use and can provide sufficient setbacks to buffer from existing and future residential developments. The development will also facilitate the efficient use of land and existing municipal services (TLP, Policies 953_2 and 3).

Southwest Area Secondary Plan

The SWAP states the North Lambeth Residential Neighbourhood character is intended to reflect compact development, diversity of building types, and walkable amenities to enhance the day-to-day living experience (10.0.i). The intent of the Medium Density Residential designation is to also encourage a mix of housing types, forms, and intensities within individual developments, at an intensity that is higher than is found in more recent suburban neighbourhoods (10.1.i). In accordance with the intensity policies within the Medium Density Residential designation, residential density shall have a minimum density of 30 units per hectare and a maximum density of 75 units per hectare (10.1.iii.b). Therefore, the proposed intensity does not conform with the Medium Density Residential designation of the North Lambeth Residential Neighbourhood. As such, the applicant has requested an Official Plan Amendment to the SWAP to add a Specific Policy Area to the North Lambeth Residential Neighbourhood to permit the proposed density of 165 units per hectare.

Any amendment to the text of the SWAP represents an Official Plan amendment subject to all of the application policies of this Secondary Plan, as well as all of the applicable policies of The London Plan (16.3). Amendments to the SWAP shall be consistent with the principles and objective of this Secondary Plan (1.3). The principles call for the creation of a diverse and connected community, a range of housing choices, a competitive place to work and invest, a green and attractive environment and a model of sustainable growth management. The proposed intensity will provide for a range and mix of housing types that makes effective use of land, services, community facilities and related infrastructure, which is designed to achieve compact residential development, and which provides opportunities for live-work opportunities. The proposed intensity also provides an efficient development pattern that minimize land consumption and service costs, while also providing a range of land uses that enhances the public realm and provides for daily needs without reliance on a car.

The subject lands are also identified as a Neighbourhood Central Activity Node which have a higher intensity of activity-generating uses with a scale and design appropriate to the neighbourhood. In accordance with the SWAP, when higher intensity-built forms, such as the proposed development are located near single detached dwellings the higher intensity-built form is to be designed with massing and articulation that transitions between the lower-rise form and higher-rise form (3.3.iv.c). The apartment buildings, as previously mentioned, also include design features to mitigate for potential impacts of the increased intensity and encourage a pedestrian-scale environment at street level. Furthermore, staff are of the opinion that the proposed intensity is an appropriate scale of development for the subject lands, noting that the proposed density of 165 units per hectare includes the density of residential and non-residential uses across the two properties.

4.3 Form

The proposed built form is supported by the policies of the *Provincial Policy Statement, 2020 (PPS)* and is contemplated in accordance with the Neighbourhoods Place Type of The London Plan. It is the intent of The London Plan to encourage residential intensification within existing neighbourhoods which add value to neighbourhoods by adding to their planning and existing character, quality, and sustainability (TLP, Policy 937_). The proposed built form is consistent with the Neighbourhoods Place Type policies and the City Design policies of The London Plan by facilitating an appropriate form and scale of residential intensification that is compatible with the existing and

future neighbourhood character (TLP, Policy 953_2). Specifically, the proposed built form supports a positive pedestrian environment, a mix of housing types to support ageing in place and affordability and is designed to be a good fit and compatible within its context/neighbourhood character (TLP, Policy 193_).

The built form consists of two 6-storey (24.0 metre) mixed-use apartment buildings oriented towards the intersections of Royal Magnolia Avenue and Campbell Street North and Royal Magnolia Avenue and Big Leaf Trail. As proposed, the built form directs the height and intensity toward the higher order street (Royal Magnolia Avenue) (TLP, Policy 918_13) with buffering and setbacks towards the existing and future lower-density residential uses (TLP, Policy 953_2). The proposed built form and massing of the apartment buildings have consideration for the surrounding land uses and is appropriate in scale compared to the surrounding neighbourhood character (TLP, Policy 953_2). Furthermore, identifying Royal Magnolia Avenue as the lot frontage for the subject lands through the special provisions is appropriate in accordance with Policy 920_4 which states, "Where development is being considered at the intersection of two streets of different classifications the higher-order street onto which the property has frontage, will be used to establish the permitted uses and intensity of development on Tables 10 to 12." As Royal Magnolia Avenue is the higher-order street and the proposed development is situated with the built edge along the Royal Magnolia Avenue frontage, staff are satisfied that utilizing the street frontage as the legal frontage is appropriate.

Access to the subject lands will be provided via two driveways onto Heathwoods Avenue, promoting connectivity and safe movement for pedestrians, cyclists, and motorists (TLP, Policy 255_). Parking for the proposed apartment buildings will be located predominantly in an underground parking garage with additional parking at grade to also support parking for the commercial uses. The parking, therefore, will be visually screened from the street, encouraging a pedestrian oriented streetscape (TLP, Policy 936_4). Short and long-term bicycle parking spaces will also be provided for both residential and non-residential uses as well as pedestrian walkways to provided connectivity between the building, onsite amenities and to the surrounding public streets.

Southwest Area Secondary Plan

As set out in SWAP, the Urban Design Policies in Section 3.9 provide that all development shall be designed in a form that is to be compact, pedestrian-oriented and transit friendly (3.9.i a)). For central activity nodes, buildings shall be street-oriented on all public right-of-way's, with buildings located at or near the property line and front entrances oriented to the street (3.3.iv.b). When higher intensity-built forms, such as the proposed development are located near single detached dwellings the higher intensity-built form is to be designed with massing and articulation that transitions between the lower-rise form and higher-rise form (3.3.iv.c). Further, the SWAP provides that buildings shall be designed to provide visual interest to pedestrians, as well as a "sense of enclosure" to the street (3.9.iii a)). Building on corner lots shall be sited and massed towards the intersection, which has been achieved through the requested special provisions.

The proposed development with special provisions is supported by the policies of the Provincial Policy Statement, contemplated in the *Neighbourhoods* Place Type of The London Plan (TLP 878_) and in keeping with the Urban Design policies of *SWAP* (3.9).

4.4 Zoning

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject site from a Residential R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone to a Residential R9 Special Provision (R9-7(_)) Zone. The following summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

A minimum rear yard depth (Heathwoods Avenue) of 19.0 metres.

A special provision to permit a minimum rear yard depth (Heathwoods Avenue) of 19.0 metres is proposed by the applicant and is being recommended by staff. Rear yard setbacks in the Residential R9 Zone are based on the main building height or fraction thereof in which a minimum rear yard depth of 23.0 metres is required based on the proposed height of 24.0 metres. In this case, the subject lands are unique as they have frontage on all sides in which there is not another residential use directly abutting the subject lands. The reduced rear yard setback also ensures sufficient space for access parking, amenity space and landscape buffering can be provided.

A maximum density of 165 units per hectare and maximum height of 24.0 metres (6-storeys).

Special provisions to permit a maximum density of 165 units per hectare and a maximum height of 24.0 metres (6-storeys) are proposed by the applicant and are being recommended by staff. The proposed maximum density and height provisions will allow for the implementation of the proposed development, facilitating an appropriate scale of development that is compatible within the existing and future neighbourhood character (TLP 918_13). Further, within the Residential R9 Zone it is noted that heights shall be applied on a site-specific basis to ensure that the potential impacts of the increased height are mitigated on the abutting properties.

Additional mitigation measures including considering reducing the front yard depth (Royal Magnolia Avenue) to 6.0 metres, incorporating the ramp to the underground parking garage into the design of the building and reducing the amount of the at-grade surface parking provided in favour of more landscaped amenity area and additional landscaped buffering, to offset any potential adverse impacts of the increased intensity will be considered by the Site Plan Approval Authority.

Ground floor commercial floor space (minimum): 200 square metres.

Staff are recommending a special provision to require a ground floor commercial floor space minimum of 200 square metres. As previously mentioned, the subject lands are identified as a Neighbourhood Central Activity Node which have a higher intensity of activity-generating uses than other parts of the neighbourhood, but are predominately pedestrian-scale, and in addition to residential development, are encouraged to include a limited range of convenience and personal service commercial uses; small-scale eat-in restaurants, such as coffee or tea shops, or small-scale eat-in bakeries; civic and institutional uses such as parks, schools and churches; and live-work functions (3.3.ii). As such, the following requirement will further encourage a pedestrian-scale mixed-used development which is in keeping with the intent of the Neighbourhood Central Activity Node of the SWAP.

A maximum exterior side yard depth (Campbell Street North and Big Leaf Trail) of 9.0 metres, a minimum front and exterior side yard depth (Royal Magnolia Drive, Campbell Street N and Big Leaf Trail) of 3.0 metres, a minimum ground floor height of 4.0 metres and that parking and drive aisles shall not be permitted in the front and exterior side yards.

Staff are recommending four additional special provisions to require a maximum exterior side yard depth (Campbell Street North and Big Leaf Trail) of 9.0 metres, a minimum front and exterior side yard depth (Royal Magnolia Drive, Campbell Street N and Big Leaf Trail) of 3.0 metres, a minimum ground floor height of 4.0 metres and that parking and drive aisles shall not be permitted in the front and exterior side yards. The additional special provisions will further ensure the apartment building will be oriented towards the street defining the street edge, and create an inviting, active, and comfortable pedestrian environment (TLP 259_). Specifically, the maximum exterior side yard depth of 9.0 metres and minimum front and exterior side yard depth of 3.0 metres will ensure the proposed apartment buildings are not setback further than proposed with opportunity to situate the buildings closer during the Site Plan Approval process. The provision to ensure parking and drive aisles shall not be permitted in the

front and exterior side yards also further contribute to defining a strong street edge and creating a comfortable pedestrian environment. Furthermore, the minimum ground floor height will further encourage a mixed-use built form by providing a more appropriate scale to permit non-residential uses on the ground floor.

Staff are of the opinion that the above-recommended special provisions comply with The London Plan and are consistent with the *Planning Act* and the *PPS*.

Conclusion

The applicant has requested an amendment to the Official Plan, The London Plan, to add a Specific Policy Area to the Neighbourhoods Place Type, and to the Southwest Area Secondary Plan (SWAP) to add a Specific Policy Area to the North Lambeth Residential Neighbourhood. The applicant has also requested an amendment to Zoning By-law Z.-1 to rezone the subject lands from a Residential R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone to a Residential R9 Special Provision (R9-7(_)) Zone to implement the proposed specific policy. The requested amendments will permit two 6-storey mixed-use apartment buildings containing a total of 176 dwelling units, with a maximum density of 165 units per hectare and ground floor commercial space. Staff are recommending approval of the requested Official Plan amendment and Zoning Bylaw amendment with special provisions.

The recommended action is consistent with the *Provincial Policy Statement, 2020 (PPS)*, and conforms to The London Plan and to the Southwest Area Secondary Plan (SWAP). The amendment will facilitate a mixed-use development at an intensity that can be accommodated on the subject lands and will contribute to the range and mix of housing and commercial options within the area.

Prepared by: **Michaella Hynes**
Planner, Planning Implementation

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

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: Britt O'Hagan, Manager, Current Development
Michael Pease, Manager, Site Plans
Brent Lambert, Manager, Development Engineering

Appendix A – Official Plan Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. C.P.-XXXX-

A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 6555 & 6595 Royal Magnolia Avenue

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

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan, The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This Amendment shall come into effect in accordance with subsection 17(27) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on May 14, 2024

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – May 14, 2024
Second Reading – May 14, 2024
Third Reading – May 14, 2024

AMENDMENT NO.
to the
OFFICIAL PLAN, THE LONDON PLAN, FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

1. To add a policy to the Specific Policies for the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of the City of London.
2. To add a policy to the North Lambeth Residential Neighbourhood of the Southwest Area Secondary Plan (SWAP).

B. LOCATION OF THIS AMENDMENT

This Amendment applies to lands located at 6555 & 6595 Royal Magnolia Avenue in the City of London.

C. BASIS OF THE AMENDMENT

The amendment is consistent with the *PPS 2020* and policies of The London Plan and the Southwest Area Secondary Plan. The recommended amendment will facilitate a 6-storey, 176-unit, mixed-use apartment building development. The recommended development will contribute to intensification within the Urban Growth Boundary, add to the mix of housing and commercial types and uses within the neighbourhood and provide a compact, pedestrian-oriented built form.

D. THE AMENDMENT

The London Plan for the City of London is hereby amended as follows:

1. Specific Policies for the Neighbourhoods Place Type of Official Plan, The London Plan, of the City of London is amended by adding the following:

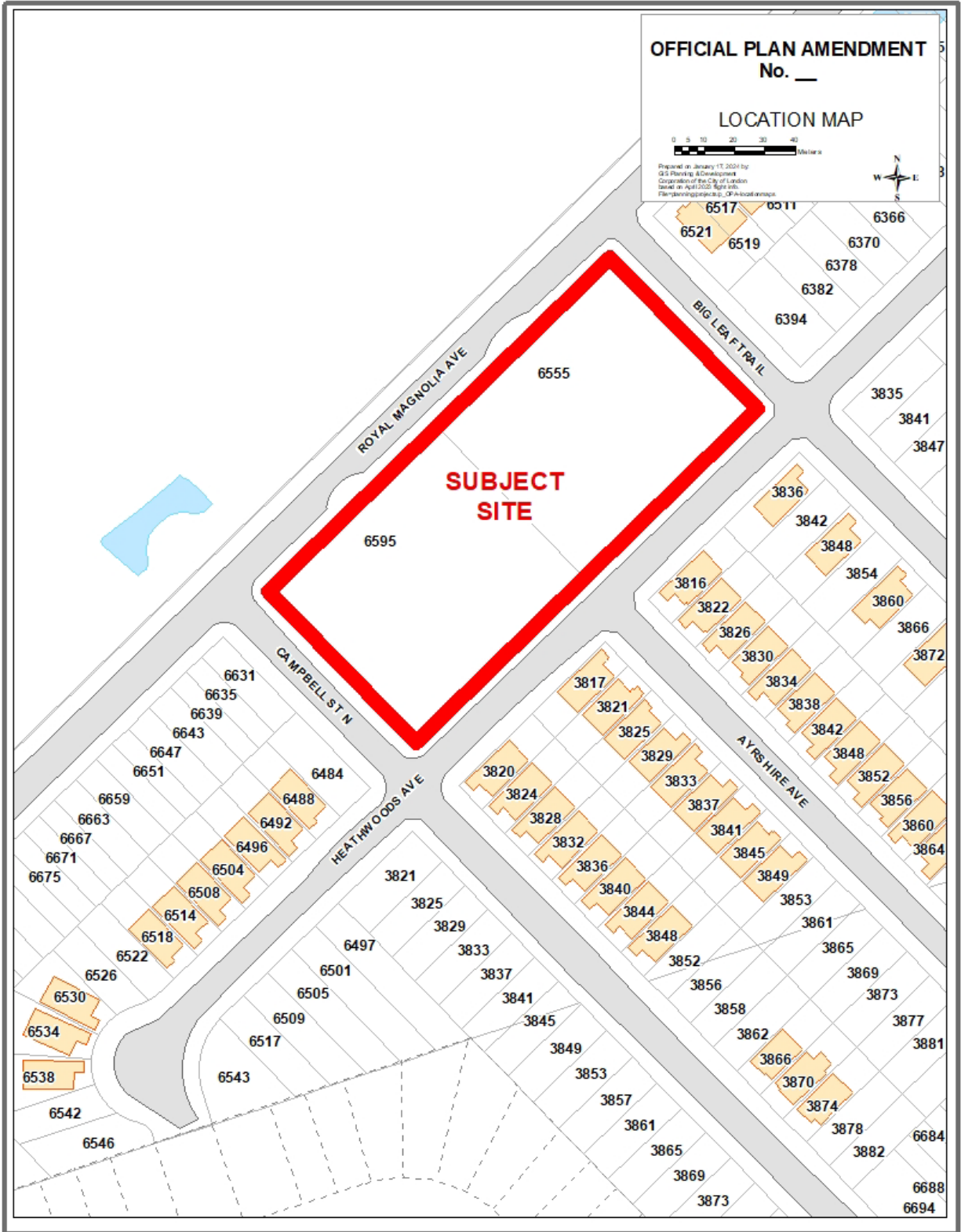
() 6555 & 6595 Royal Magnolia Avenue

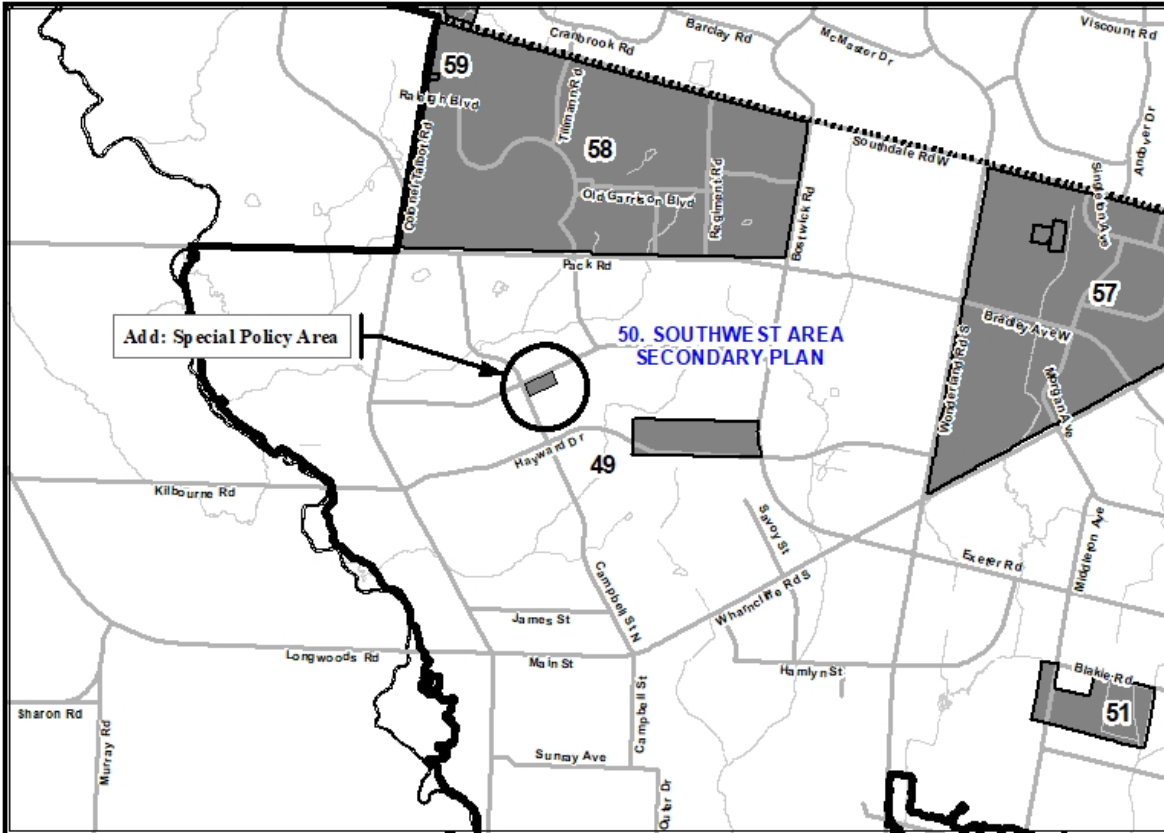
In the Neighbourhoods Place Type at 6555 & 6595 Royal Magnolia Avenue, a maximum height of 6-storeys shall be permitted for two apartment buildings on site with ground floor commercial.
2. Map 7 – Specific Policy Areas, to the Official Plan, The London Plan, for the City of London Planning Areas is amended by adding a Specific Policy Area for the lands located at 6555 & 6595 Royal Magnolia Avenue in the City of London, as indicated on “Schedule 1” attached hereto.
3. Specific Policies for the North Lambeth Residential Neighbourhood of the Southwest Area Secondary Plan (SWAP), of the City of London is amended by adding the following:

() 6555 & 6595 Royal Magnolia Avenue

In the North Lambeth Residential Neighbourhood at 6555 & 6595 Royal Magnolia Avenue, a maximum height of 6-storeys and density of 165 units per hectare, shall be permitted for two apartment buildings on site with ground floor commercial.
4. Schedule 9 – North Lambeth Residential Neighbourhood Land Use Designations, Southwest Area Secondary Plan, for the City of London Planning Areas is amended by adding a Specific Policy Area for the lands 6555 & 6595 Royal Magnolia Avenue in the City of London, as indicated on “Schedule 2” attached hereto.

“Schedule 1”





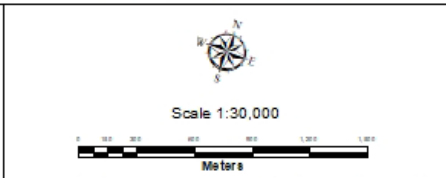
<p>LEGEND</p> <ul style="list-style-type: none"> Specific Policies Rapid Transit and Urban Corridor Specific-Segment Policies Near Campus Neighbourhood Secondary Plans 	<p>BASE MAP FEATURES</p> <ul style="list-style-type: none"> Streets (See Map 3) Railways Urban Growth Boundary Water Courses/Ponds
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This is an excerpt from the Planning Division's working consolidation of Map 7 - Special Policy Areas of the London Plan, with added notations.

SCHEDULE #
TO

OFFICIAL AMENDMENT NO. _____

PREPARED BY: Planning & Development



FILE NUMBER: OZ-9702

PLANNER: MH

TECHNICIAN: JI

DATE: 3/22/2024

Appendix B – Zoning Bylaw Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 6555 & 6595 Royal Magnolia Avenue.

WHEREAS this amendment to the Zoning By-law Z.-1 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 6555 & 6595 Royal Magnolia Avenue, as shown on the attached map comprising part of Key Map No. A110, **FROM** a Residential R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone **TO** a Residential R9 Special Provision (R9-7()*H24) Zone.
2. Section Number 13.4 of the Residential R9 (R9-7()*H24) Zone is amended by adding the following Special Provisions:

R9-7 () 6555 & 6595 Royal Magnolia Avenue

a. Additional Permitted Uses, restricted to the ground floor

- i) Bake shop
- ii) Convenience service establishments
- iii) Convenience stores
- iv) Craft brewery
- v) Day care centres
- vi) Dog or domestic cat grooming
- vii) Florist shops
- viii) Food stores
- ix) Live-work
- x) Personal service establishments
- xi) Pharmacies
- xii) Restaurants, eat-in
- xiii) Restaurants, take-out
- xiv) Retail
- xv) Studios

b. Regulations

- i. For the purpose of Zoning, Royal Magnolia Avenue is considered to be the front lot line.
- ii. Front and Exterior Side Yard Depth (minimum): 3.0 metres
- iii. Exterior Side Yard Depth (maximum): 9.0 metres
- iv. Rear Yard Depth (minimum): 19.0 metres
- v. Density (maximum): 165 units per hectare
- vi. Height (maximum): 24.0m (6 storeys)
- vii. Ground floor height (minimum): 4.0m

- viii. Ground floor commercial floor space (minimum): 200 square metres.
 - ix. Drive-through facilities shall not be permitted.
 - x. Parking and drive aisles shall not be permitted in the front and exterior side yards.
3. 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.

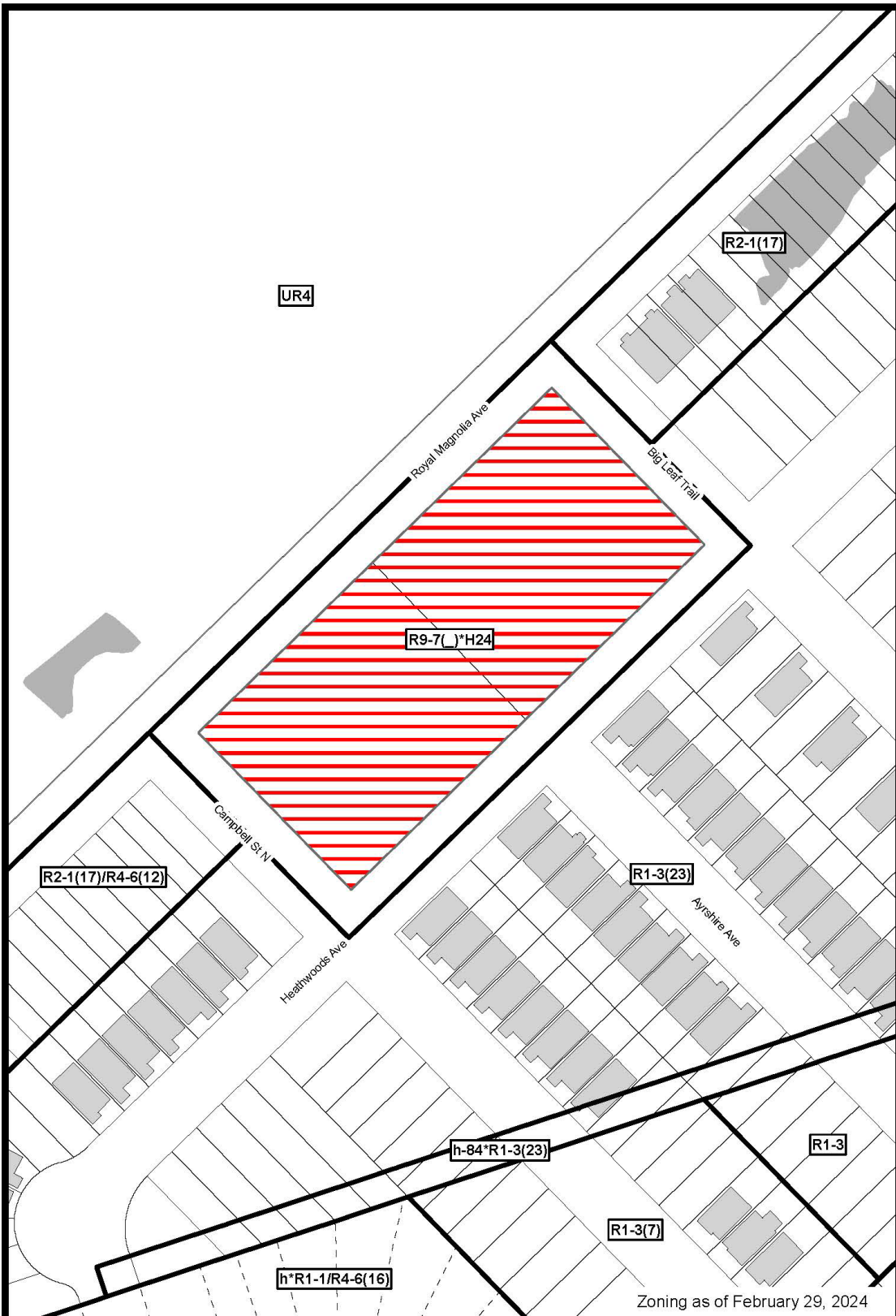
PASSED in Open Council on May 14, 2024 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – May 14, 2024
Second Reading – May 14, 2024
Third Reading – May 14, 2024

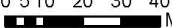
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: OZ-9702
Planner: MH
Date Prepared: 2024/04/08
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters 



Appendix C - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Future Residential
Frontage	134.5 metres (Royal Magnolia Avenue)
Area	1.1 hectares (11,060 metres square)
Depth	70 metres
Shape	Regular (Rectangular)
Within Built Area Boundary	No
Within Primary Transit Area	No

Surrounding Land Uses

North	Urban Reserve
East	Residential
South	Residential
West	Residential

Proximity to Nearest Amenities

Major Intersection	Royal Magnolia Avenue and Colonel Tlabot Road (780 metres)
Dedicated cycling infrastructure	N/A
London Transit stop	N/A
Public open space	Ashley Oaks Park (330 metres) and Cleardale Park (170 metres)
Commercial area/use	Onsite
Food store	Foodland – Lambeth (1,360 metres)
Community/recreation amenity	London TFC Academy (450 metres)

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods Place Type at the intersection of two Neighbourhood Connectors and two Neighbourhood Streets.
Current Special Policies	Southwest Area Secondary Plan – North Lambeth Residential Neighbourhood: Medium Density Residential
Current Zoning	Residential R8 Special Provision/Convenience Commercial Special Provision/Neighbourhood Facility Special Provision (R8-4(51)/CC6(120)/NF1(17)) Zone to Residential R9 Special Provision (R9-7(_)) Zone

Requested Designation and Zone

Requested Place Type	Neighbourhoods Place Type
Requested Special Policies	Specific Policy Area to the Neighbourhoods Place Type and to the Southwest Area Secondary Plan (SWAP) Section 10 North Lambeth Residential Neighbourhood to permit two mixed-use apartment buildings.
Requested Zoning	Residential R9 Special Provision (R9-7(_))*H24) Zone

Requested Special Provisions

Regulation (R9-7(_))	Required	Proposed	Recommended
Additional Permitted Uses, restricted to the ground floor		Bake shop; Convenience service establishments; Convenience stores; Craft brewery; Day care centres; Dog or domestic cat grooming; Florist shops; Food stores; Live-work; Personal service establishments; Pharmacies; Restaurants, eat-in; Restaurants, take-out; Retail; Studios	As proposed.
Front Lot Line	Campbell Street N	Royal Magnolia Avenue	As proposed.
Front and Exterior Side Yard Depth (minimum) (Royal Magnolia Drive, Campbell Street N & Big Leaf Trail)	6.0 metres, plus 1.0 metres (3.3 feet) per 10.0 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.9 feet)		3.0 metres
Exterior Side Yard Depth (maximum) (Campbell Street N & Big Leaf Trail)			9.0 metres
Rear Yard Depth (maximum) (Heathwoods Avenue)	23.0 metres		19.0 metres
Density (maximum)	75 units per hectare	165 units per hectare	As proposed.
Height	Four (4) storeys	Six (6) storeys	24.0 (6-storeys)
Ground Flood Height (minimum)			4.0 metres
Ground floor commercial floor space (minimum)		200 square metres maximum	200 square metres
Drive-through facilities		Drive-through facilities shall not be permitted.	As proposed.
Parking Location			Parking and drive aisles shall not be permitted in the front and exterior side yards.

C. Development Proposal Summary

Development Overview

The recommended action will permit two 6-storey mixed-use apartment buildings containing a total of 176 dwelling units, with a maximum density of 165 units per hectare and ground floor commercial space.

Proposal Statistics

Land use	Residential
Form	Mixed-Use Apartment Buildings
Height	6-storeys (24.0 metres)
Residential units	176-units
Density	165 units per hectare
Lot coverage	31%
Landscape open space	46%
New use being added to the local community	No

Mobility

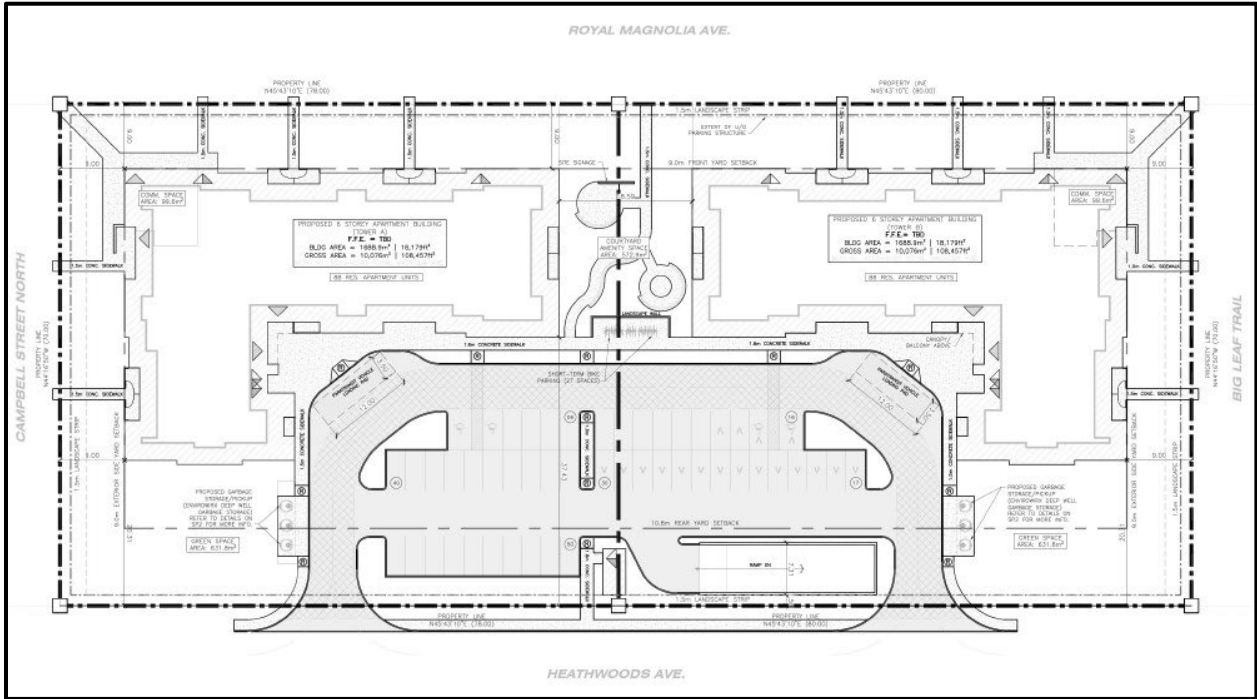
Parking spaces	274 spaces (224 underground / 50 surface)
Vehicle parking ratio	1.5 per unit
New electric vehicles charging stations	Unknown
Secured bike parking spaces	229 spaces (202 long term / 22 short term / 5 commercial uses)
Secured bike parking ratio	1.1 per unit
Completes gaps in the public sidewalk	N/A
Connection from the site to a public sidewalk	Yes
Connection from the site to a multi-use path	N/A

Environment

Tree removals	No
Tree plantings	Yes
Tree Protection Area	No
Loss of natural heritage features	No
Species at Risk Habitat loss	No
Minimum Environmental Management Guideline buffer met	No
Existing structures repurposed or reused	No
Green building features	Unknown

Appendix D – Additional Plans and Drawings

Conceptual Site Plan (January 2024)



Building Renderings





Appendix E – Internal and Agency Comments

Landscape Architecture

- I do not have any comments to provide on the OPA or ZBA for 6555-6595 Royal Magnolia.

UTRCA

- The subject lands **are not** affected by any regulations (Ontario Regulation 157/06) made pursuant to Section 28 of the *Conservation Authorities Act*.
- The UTRCA has no objections to the application, and we have no Section 28 approval requirements.

Parks Planning

Matters for Site Plan

- Parkland dedication has been satisfied through plan of subdivision 33M-821.

Heritage – Received February 9, 2024

- This is to confirm that there are no cultural heritage or archaeological concerns associated with this application.

London Hydro – Received February 20, 2024

- Servicing the above proposed 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. **Note:** Transformation lead times are minimum 16 weeks. Contact the Engineering Dept. to confirm requirements & availability.
- London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of existing service will be at the expense of the owner.

Urban Design – Received February 28, 2024

Major Issues:

- The site is located within the Neighbourhoods Place Type in The London Plan [TLP] and is designated Medium Density Residential within the North Lambeth Residential Neighbourhood in the Southwest Area Secondary Plan [SWASP]. Urban Design generally supports the proposed development and commends the applicant for incorporating a street-oriented, mixed-use built form with underground parking, corner-responsive massing, and at-grade outdoor amenity space. The applicant is encouraged to continue to incorporate these design features as the proposal moves through the development process.

Matters for OPA/ZBA:

- Urban Design recommends the following Special Provisions be incorporated into the proposed R9-7() Zone to foster a safe, comfortable, and accessible public realm, and to reduce potential impacts on neighbouring properties:
 - Maximum height
 - Front and exterior side yard depth: minimum 6.0m and maximum 9.0m
 - Building orientation – principal entrances shall be oriented to Royal Magnolia Avenue and/or the corner of Royal Magnolia Avenue/Campbell Street N and Royal Magnolia Avenue/Big Leaf Trail;
 - Ground floor height: minimum 4.5m
 - Commercial uses permitted, limited to the first floor.

Matters for Site Plan:

- The following site plan-related comments were provided to the applicant through the SPC process:
 - Urban Design recommends the front yard setback be reduced to 6.0m to continue the established streetwall provided along Royal Magnolia Avenue by recent developments in the area [TLP 256, 259].
 - Locate the principal entrance(s) to the residential lobbies on the Royal Magnolia Avenue facing façade (for both buildings) to promote walkability and accessibility, and to foster an active, safe and comfortable public realm [TLP 289, 291]. Include architectural details to distinguish the principal entrances, such as:
 - A high degree of transparent glazing;
 - Weather protection, such as canopies and/or awnings above the entrances;
 - Other architectural details such as signage, human-scale lighting, landscaping, building articulation, etc.
 - Promote walkability, wayfinding, and pedestrian comfort and safety by including lockable ‘front doors’ for the units along the street, as opposed to sliding patio doors, to define these as unit entrances [TLP 291].
 - Consider including porches and/or weather protection (canopies, awnings) for the individual unit entrances.
 - Use design to mitigate potential headlight glare and to ensure privacy for residential ground floor units. For example, slightly elevate the ground floor (maximum 0.9m) or use enhanced all-season landscaping with an appropriate buffer.
 - Ensure pedestrians can safely traverse the site by extending the concrete walkway across the drive aisles within the parking area to delineate this space as a pedestrian access [TLP 255, 268].
 - If fencing is proposed along any of the street frontages, ensure it is low, transparent, and decorative to avoid blank walls facing toward the public realm [TLP 285]:
 - Landscaping and/or low-rise decorative fencing is recommended to distinguish between public amenity and private amenity for any ground floor units.
 - Screen the surface parking area and the ramp to the underground parking garage exposed to Heathwoods Avenue with enhanced all-season landscaping [TLP 278].
 - Consider reducing the amount of the at-grade surface parking provided in favour of more landscaped amenity area [TLP 271].
 - Consider incorporating the ramp to the underground parking garage into the design of the building.
 - Provide easily accessible temporary bicycle parking facilities on-site [TLP 280].
 - Provide a full set of dimensioned elevations for all sides of the proposed buildings. Further Urban Design comments may follow upon receipt of the elevations:
 - Include an elevation drawing showing the proposed stairwell access to the parking garage from Heathwoods Avenue.

Site Plan

Matters for OPA/ZBA:

- The request to interpret Royal Magnolia as the front yard results in Heathwoods Ave as the rear yard. The required rear yard setback for a building height of 22.5m abutting an R1 zone is 23.0m and 20.3m is proposed.

Matters for Site Plan:

- Site Plan Consultation has occurred, and comments provided will be addressed through the Site Plan Application review.

Ecology

- No Natural Heritage Features on, or adjacent to the site have been identified on Map 5 of the London Plan or based on current aerial photo interpretation.
- This e-mail is to confirm that there are currently no ecological planning issues related to this property and/or associated study requirements.

Engineering

Matters for OPA/ZBA:

P&D Engineering

- Engineering has no further concerns with this application – Zoning approval is recommended. For the applicant's benefit, the pre-liminary comments for a future siteplan application have been provided.

Wastewater

- Block(s) 245 & 244 are each approximately 0.5ha contemplated for residential/commercial equivalent to 200ppl/ha. Initially suggested at pre-application was 225unit mixed-use apartments which was not supported by SED as there is limited available capacity in the interim conditions in the downstream sewer for intensification beyond the allocated and further the drawings have not been accepted to date for the tributary external lands.
- As currently suggested is Two mixed-use buildings with a total of 176units, reduced by 49units from the initial pre-application. SED is satisfied with the capacity analysis provided by SBM recognizing there is no remaining additional surplus capacity for intensification beyond the allocated under the interim conditions. SED is satisfied with the capacity analysis provided by SBM recognizing there is no remaining additional surplus capacity for intensification beyond the allocated under the interim conditions.

Matters for Site Plan

Wastewater:

- Sanitary servicing brief required as part of a complete application.

Stormwater:

- As per W3 subdivision, the site at $C=0.78$ is tributary to the existing 1050mm storm sewer on Heathwood Ave. For the proposed development in exceedance of the approved C-value of the downstream SWM Facility / storm sewer design, the site is to store volumes in excess of the allowable release rate. On-site SWM controls design should include, but not be limited to required storage volume calculations, flow restrictor sizing, bioswales, etc. The applicant should note that there exist two PDCs; one for each block (Block 244 and Block 245).
- The number of proposed parking spaces exceeds 29, the owner shall be required to have a consulting Professional Engineer confirm how the water quality will be addressed to the standards of the Ministry of the Environment, Conservation and Parks (MECP) with a minimum of 80% TSS removal to the satisfaction of the City Engineer. Applicable options are outlined in the Stormwater Design Specifications & Requirements Manual.
- The site falls within the Dingman Subwatershed. In order to mitigate water balance deficits, the first 25mm of rainfall will be required to be infiltrated as per the requirements of the Dingman Creek EA. The consultant is expected to reserve space within the site plan for an LID strategy(ies) in efforts to achieve this requirement. If the supporting geotechnical/hydrogeological study shows that infiltration is not possible due to low permeability, then alternative low impact development measures will be required and shall be in accordance with sections 6.2.1.2 & 6.5.2 of The Design Specifications & Requirements Manual (DSRM).

The applicant should note that the existing underground parking footprint may need to be reconsidered to allow for the infiltration requirements to be satisfied.

- The Consultant may note that implementation of infiltration or filtration measures for a volume that meets or exceeds the 25mm event as part of the water balance target would be accepted to meet Total Suspended Solids (TSS) reduction target.
- Any proposed LID solutions should be supported by a Geotechnical Report and/or a Hydrogeological Assessment report prepared with a focus on the type(s) of soil present at the Site, measured infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high groundwater elevation. Please note that the installation of monitoring wells and data loggers may be required to properly evaluate seasonal groundwater fluctuations. The report(s) should include geotechnical and hydrogeological recommendations of any preferred/suitable LID solution. All LID proposals are to be in accordance with Section 6 Stormwater Management of the Design Specifications & Requirements manual.
- The (current/proposed) land use of a (medium/high density residential, commercial, institutional, light industrial, industrial, etc...) will trigger(s) the application of design requirements of Permanent Private Storm System (PPS) as approved by Council resolution on January 18, 2010. A standalone Operation and Maintenance manual document for the proposed SWM system is to be included as part of the system design and submitted to the City for review.
- The subject lands are located in the Dingman Subwatershed. The Owner shall provide a Storm/Drainage Servicing Report demonstrating compliance with the SWM criteria and environmental targets identified in the Dingman Subwatershed Study that may include but not be limited to, quantity/quality control (80% TSS), erosion, stream morphology, etc.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer. It shall include water balance.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site, ensuring that stormwater flows are self-contained and that grading can safely convey up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.
- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site shall be prepared to the specification and satisfaction of the City Engineer and shall be in accordance with City of London and MECP (formerly MOECC) standards and requirements. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report

Water:

- Water is available via the municipal 300mm watermain on Royal Magnolia Ave
- Water servicing shall be configured in such a way as to avoid the creation of a regulated drinking water system.
- Can the owner/development services confirm that the two properties (6555 & 6595) will be joint on title. If the land is to remain as two separate properties, an individual water service for each property will be required.
- Further comments will be provided during the site plan application.

Transportation:

- Detailed comments regarding access design and location will be made through the site plan process.

Appendix F – Public Engagement

Community Engagement

Public liaison: On January 26, 2024, a combined Notice of Planning Application and Notice of Public Meeting was sent to 133 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 February 8, 2024. A “Planning Application” sign was also placed on the site.

Nature of Liaison: The purpose and effect of this zoning change is to facilitate two, six-storey mixed-used buildings with a total of 176 dwelling units and 200 square metres of commercial space. Possible amendment to the Neighbourhoods Place Type policies on a site-specific basis applied to the lands located at 6555-6595 Royal Magnolia Avenue, to permit a maximum height of 6-storeys for two apartment buildings on site with ground floor retail. Possible amendment to the Southwest Area Secondary Plan, for the City of London Lambeth Area by adding a Specific Policy Area for the lands located at 6555-6595 Royal Magnolia Avenue in the City of London. Possible change to the Zoning By-law Z.-1 **FROM** a Residential R8 Special Provision (R8-4(51)), Convenience Commercial Special Provision (CC6(120)) and Neighbourhood Facility Special Provision (NF1(17)) Zone **TO** a Residential R9 Special Provision (R9-7(_)) Zone. Special Provisions include a maximum height of 6-storeys, whereas 4-storeys is the maximum permitted; Maximum density of 165 units per hectare, whereas 75 units per hectare is the maximum permitted; non-residential uses shall be restricted to a location within an apartment building; the maximum total gross floor area for all non-residential uses shall be 200 metres square; drive-through facilities shall not be permitted; for the purpose of Zoning, the front lot line is deemed to be Royal Magnolia Avenue; and to permit Bake shop; Brewing on premises establishment; Convenience business service establishment; Convenience service establishments; Convenience stores; Day care centres; Florist shops; Food stores; Personal service establishments; Pharmacies; Restaurants, eat-in; Restaurants, take-out; and Studios as additional permitted uses. The City may also consider the use of holding provisions, and additional special provisions to facilitate the proposed development.

Public Responses: Three replies received.

Public Comment #1

Hello,

First of all, we would like to thank you for giving an opportunity to provide inputs on this new proposal.

As neighbours, we strongly feel that new proposal will adversely affect the integrity and safety of our neighbourhood. It was unexpected and while we purchase our property it was informed that lot was designated for a medium density property.

As per city's guidelines 75 units per hectare is permitted and new planning application requesting for 165 units per hector. Multifamily High density residential objectives should comply with city's official plan 3.1.4. Proposed amendments are not fulfilling city's official plan objectives for high density residential buildings and we strongly opposing the new proposal since new proposal overrides city's guidelines.

Looking forward to hearing from city's decision on this matter.

Public Comment #2

Hi there,

I would like to you inform that I am against the above provided plan. The builder doesn't have any quality in their work. I brought home five months ago. My cold room and other areas have water leakage. They don't want to rectify when it was winter. Now it's not

leaking because of weather change. What I am mean, please save the people from their low quality of construction work.

Thank you.

Public Comment #3

Hello,

First of all, we would like to thank you for giving an opportunity to provide inputs on this new proposal.

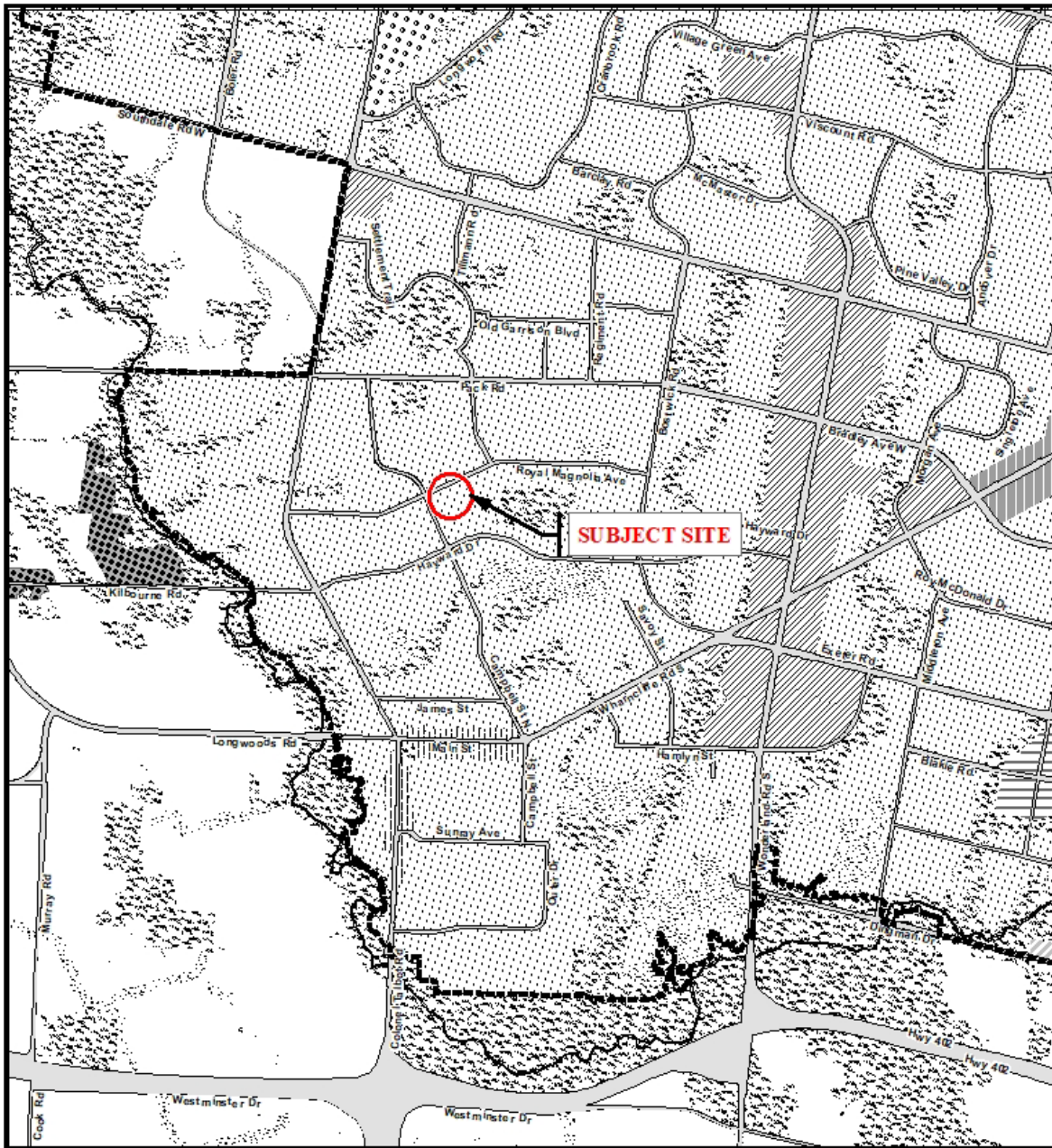
As neighbours, we strongly feel that new proposal will adversely affect the integrity and safety of our neighbourhood. It was unexpected and while we purchase our property it was informed that lot was designated for a medium density property.

As per city's guidelines 75 units per hectare is permitted and new planning application requesting for 165 units per hectare. Multifamily High density residential objectives should comply with city's official plan 3.1.4. Proposed amendments are not fulfilling city's official plan objectives for high density residential buildings and we strongly opposing the new proposal since new proposal overrides city's guidelines.

Looking forward to hearing from city's decision on this matter.

Appendix G – Relevant Background

The London Plan – Map 1 – Place Types



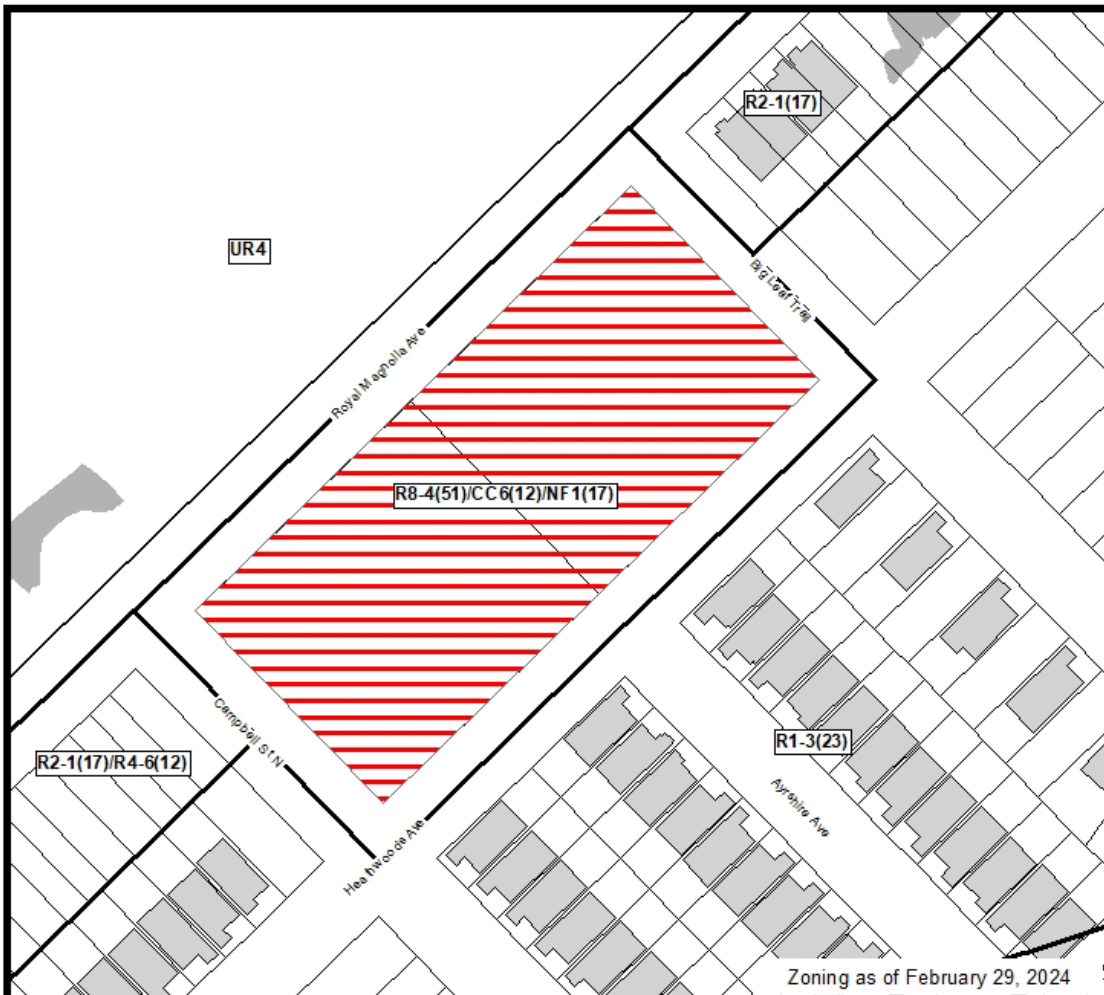
Legend


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.

<p>CITY OF LONDON Official Plan LONDON PLAN MAP 1 - PLACE TYPES -</p> <p>PREPARED BY: Planning & Development</p>	 <p>Scale 1:30,000</p> <p>Meters</p>	<p>File Number: OZ-9702 Planner: MH Technician: JI Date: 2024/03/21</p>
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Zoning By-law Z.-1 – Zoning Excerpt



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R8-4(51)/CC6(12)/NF1(17)**

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. | |
| R10 - HIGH DENSITY APARTMENTS | OB - OFFICE BUSINESS PARK |
| R11 - LODGING HOUSE | LI - LIGHT INDUSTRIAL |
| DA - DOWNTOWN AREA | GI - GENERAL INDUSTRIAL |
| RSA - REGIONAL SHOPPING AREA | HI - HEAVY INDUSTRIAL |
| CSA - COMMUNITY SHOPPING AREA | EX - RESOURCE EXTRACTIVE |
| NSA - NEIGHBOURHOOD SHOPPING AREA | UR - URBAN RESERVE |
| BDC - BUSINESS DISTRICT COMMERCIAL | |
| AC - ARTERIAL COMMERCIAL | AG - AGRICULTURAL |
| HS - HIGHWAY SERVICE COMMERCIAL | AGC - AGRICULTURAL COMMERCIAL |
| RSC - RESTRICTED SERVICE COMMERCIAL | RRC - RURAL SETTLEMENT COMMERCIAL |
| CC - CONVENIENCE COMMERCIAL | TGS - TEMPORARY GARDEN SUITE |
| SS - AUTOMOBILE SERVICE STATION | RT - RAIL TRANSPORTATION |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | |
| OR - OFFICE RESIDENTIAL | "h" - HOLDING SYMBOL |
| OC - OFFICE CONVERSION | "D" - DENSITY SYMBOL |
| RO - RESTRICTED OFFICE | "H" - HEIGHT SYMBOL |
| OF - OFFICE | "B" - BONUS SYMBOL |
| | "T" - TEMPORARY USE SYMBOL |

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:

OZ-9702

MH

MAP PREPARED:

2024/03/21

Jl

1:1,500

0 5 10 20 30 40

Meters