

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: Royal Premier Homes
735 Southdale Road West
File Number: OZ-9567, Ward 9
Public Participation Meeting

Date: June 11, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Royal Premier Homes relating to the property located at 735 Southdale Road West:

- (a) the request to amend the Official Plan, *The London Plan* Policy 1565_5, List of Secondary Plans - *Southwest Area Secondary Plan* by adding a special policy to Section 4.1 iv) a) i) Residential Development Intensity Adjacent to Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets – Function and Purpose to permit a density of 231 units per hectare and a maximum height of 12 storeys **BE REFUSED** for the following reasons:
- i) The requested amendment is not consistent with the *PPS 2020*;
 - ii) The requested amendment is not consistent with *The London Plan*;
 - iii) The requested amendment is not consistent with the *Southwest Area Secondary Plan*; and,
 - iv) The requested amendment would permit development that is not considered appropriate and compatible with the existing and future land uses surrounding the subject lands.
- (b) the request to amend Zoning By-law No. Z.-1 to change the zoning of the subject property **FROM** a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone **TO** a Residential R5, R6 and R8 Special Provision Zone (R5-2/R6-4/R8-4(*)) Zone, to implement the above amendment to *The London Plan*, **BE REFUSED** for the following reasons:
- i) The requested amendment is not consistent with the *PPS 2020*;
 - ii) The requested amendment is not consistent with *The London Plan*;
 - iii) The requested amendment is not consistent with the *Southwest Area Secondary Plan*; and,
 - iv) The requested amendment would permit development that is not considered appropriate and compatible with the existing and future land uses surrounding the subject lands.
- (c) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on June 25, 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 Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone, **TO** a Holding Residential R5, R6, R8 and Open Space OS5 Zone (h-213*R5-2/R6-4/R8-4(_)/OS5)) Zone;

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

- i) The recommended amendment is consistent with the *PPS 2020*;
- ii) The recommended amendment conforms to *The London Plan*;
- iii) The recommended amendment conforms to the *Southwest Area Secondary Plan*; and,

- iv) The recommended amendment will permit development that is considered appropriate and compatible with the existing and future land uses surrounding the subject lands.
- (d) The Site Plan Approval Authority **BE REQUESTED** to consider the following:
- i) design considerations to ensure development will not have negative impacts on the natural heritage system;
 - ii) provision of short-term public bicycle parking in the development of each block through the site plan process;
 - iii) parking facilities shall be designed to minimize the visual impact for adjacent properties and the public realm;
 - iv) provisions of enhanced amenity and recreation areas for residents;
 - v) street oriented design and safe and accessible pedestrian connections; and,
 - vi) enhanced pedestrian environment adjacent to Southdale Road West.
- (e) the Planning and Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting;
- (f) The Approval Authority **BE ADVISED** that Municipal Council supports issuing draft approval of the proposed plan of residential subdivision subject to draft plan conditions recommended by the Approval Authority, submitted by Royal Premier Homes (File No. 39T-22504), prepared by Zelinka Priamo Ltd., Project No. RPH/LON/20-01, June 2022, which shows a draft plan of subdivision consisting of one residential block (Block 1); one private open space block (Block 2); and, one road widening block (Block 3) all serviced by one new road (Street A – Neighbourhood Connector).

Executive Summary

Summary of Request

The Applicant has requested an amendment to *The London Plan* to amend the *Southwest Area Secondary Plan* to add a Specific Policy Area to the General Policies Section 4.1 iv) a) i) Residential Development Intensity Adjacent to Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets – Function and Purpose to permit a maximum density of 231 units per hectare and a maximum height of 12 storeys for a total of 878 dwelling units.

The Applicant has also requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone to a Residential R5, R6 and R8 Special Provision (R5-2/R6-4/R8-4(*)) Zone, with special provisions that would include a maximum density of 231 units per hectare, to facilitate the development of a subdivision comprised of one (1) medium density residential block; one (1) private open space block and one (1) road widening block.

Staff are recommending refusal of the requested amendment to *The London Plan* and Zoning By-law Amendment, as the requested maximum height of twelve (12) storeys and maximum density of 231 units per hectare is too intense for the subject lands. Current permissions for the subject lands permit a maximum height of nine (9) storeys in the *Southwest Area Secondary Plan* or 13 metres in the z.-1 Zoning By-law, and a maximum density of 100 units per hectare in the *Southwest Area Secondary Plan* or 75 units per hectare in the Z.-1 Zoning By-law. Staff support residential development on these lands at a lower intensity, which conforms with the existing policy framework and that are compatible with existing and future uses.

Staff recommend a zone change from a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone to a Holding Residential R5, R6 and R8 Special Provision Zone and Open Space OS5 Zone (h-213*R5-2/R6-4/R8-4(_)/OS5)) Zone with alternative special provisions for a maximum height of none (9) storeys and a

maximum density of 120 units per hectare to facilitate the development of a subdivision comprised of one (1) medium density residential block; one (1) private open space block and one (1) road widening block.

Staff have proposed the h-213 holding provision to form part of the zone, as this will ensure a sanitary servicing capacity report is prepared and that a municipal sanitary sewer outlet is available.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is for Municipal Council to approve the Staff recommended Zoning By-law Amendment to permit the development of a residential subdivision comprised of one block to accommodate four apartment buildings which could contain approximately **457 new dwelling units** based on the maximum density of 120 units per hectare, recognizing that there are sanitary capacity concerns that would need to be addressed prior to issuance of a building permit.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

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

PEC Report – Application by Branko and Kata Simunac 735 Southdale Road West Z-7141 – December 11, 2006

1.2 Planning History

The subject lands were part of the Town of Westminster prior to the expansion of City boundaries and annexation in 1993. After annexation, the lands formed part of the North Talbot Community Plan which was adopted by City Council in 2000 and applied to lands bounded by the City Boundary to the north, Bostwick Road to the east, Pack Road to the South, and Colonel Talbot Road to the west. The subject lands were designated Low Density Residential and denoted a secondary road connected to Southdale Road West at the eastern extent of the property.

In 2006, the property owner at the time submitted a combined Official Plan and Zoning By-law Amendment application to re-designate the lands as Multi-Family, High Density Residential and apply a Residential R5, Residential R6, Residential R8, and Residential R9, with height provision of 36 metres, for eleven (11) storeys (R5-2/R6-4/R8-4/R9-7.H-36) Zone. The requests were recommended for refusal as they would permit development that was not appropriate, or compatible with, the scale and character of the surrounding residential development and planned future development. An alternative recommendation was made by Staff to redesignate the lands Multi-Family, Medium Density Residential and apply a Holding Residential R5, Residential R6, Residential R8 (h-h-2-h-30-h-53-h_*R5-2/R6-4/R8-4) Zone. No special provisions were proposed by Staff and the standard regulations of the R8-4 Zone Variation, a maximum height of 13 metres and a maximum density of 75 units per hectare, were recommended. The refusal and alternative recommendation were approved by Municipal Council on December 18th, 2006, and the site-specific holding provision assigned the h-75.

The lands are now subject to the *Southwest Area Secondary Plan (SWAP)*, and more specifically the policies for the North Talbot Neighbourhood. *SWAP* was approved in 2014 and is intended to provide a comprehensive land use plan, servicing requirements and servicing strategy for the lands south of Southdale Road West, east of the Dingman Creek and north of the Highway 401/402 corridor. The subject lands are designated as Medium Density Residential under *SWAP*.

1.3 Property Description and Location

The subject property fronts Southdale Road West between Bostwick Road to the east and Colonel Talbot Road to the west, described as Part of Lot 78 of Concession ETR N in the former Westminster Township. There is a mix of built or proposed low and medium rise buildings surrounding the subject lands, ranging in height from one (1) to six (6) storeys, with commercial uses to the west and the Southwest Optimist Park to the north.

There are three wetlands located on the subject lands, as well as a cultural meadow. The wetland at the eastern extent of the property is to be relocated to facilitate upgrades to Southdale Road West and the new street connection to Southdale Road West.

1.4 Current Planning Information:

- *The London Plan* Place Type: Neighbourhoods
- Existing Zoning: Holding Residential R5, R6 and R8 (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone

1.5 Site Characteristics:

- Current Land Use: Residential
- Frontage: 564 metres (1850.39 feet)
- Depth: 134 metres (439.63 feet)
- Area: 3.8 hectares (9.42 acres)
- Shape: regular (rectangle) / irregular
- Located within the Built Area Boundary: No
- Located within the Primary Transit Area: No

1.6 Surrounding Land Uses:

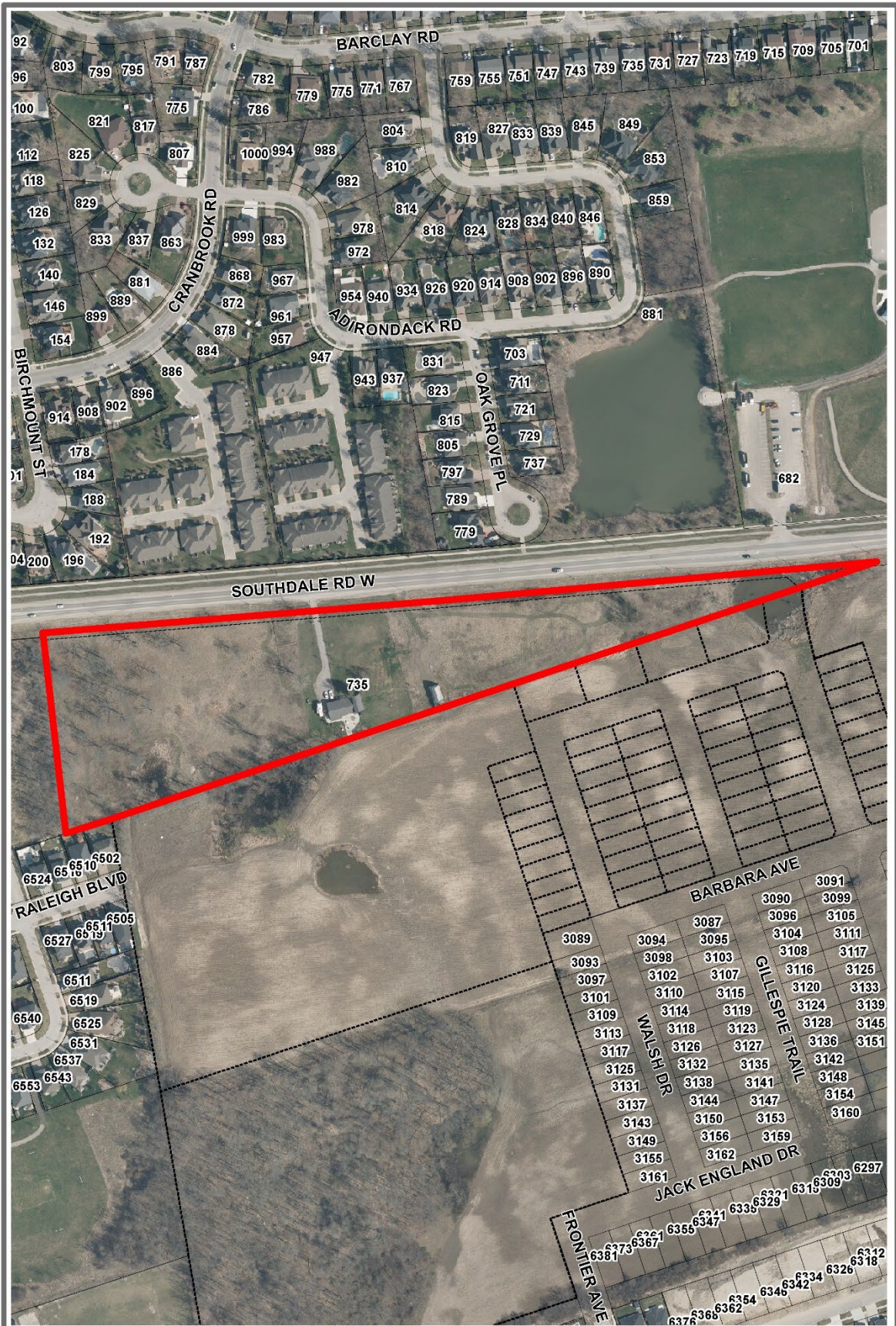
- North: Low-Rise Residential and Open Space
- East: Future Mid-Rise Residential
- South: Low-Rise Residential
- West: Low-Rise and Mid-Rise Residential

Additional site information and context is provided in Appendix "B".



Figure 1 - Streetview of 735 Southdale Road West (view looking SW).

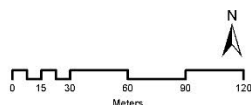
1.7 Location Map:



LOCATION MAP

Address: 735 Southdale Road West
 File Number: OZ-9567
 Planner: Allison Curtis
 Date: 2024/04/30

Corporation of the City of London
 Prepared By: Planning and Development



Scale 1:3000

Legend

- Subject Site
- Assessment Parcels
- Draft Approved Subdivisions

2.0 Discussion and Considerations

2.1 Development Proposal

The Official Plan and Zoning By-law amendments are requested to facilitate the development of a residential plan of subdivision that consists of one (1) residential block consisting of four (4) apartment buildings containing 878 dwelling units; one (1) private open space block; one (1) road widening block; and one (1) new street.

Block 1 of the proposed plan of subdivision includes four (4) apartment buildings, one (1) that is nine (9) storeys and three (3) that are twelve (12) storeys, all fronting onto Southdale Road West. Townhouse units are included on the ground floor of the proposed apartment buildings. Below and above ground parking are proposed and would be located behind the apartment buildings. Private amenity/open space is proposed at the eastern extent of the subdivision, and a series of pathways are proposed through the site.

A former Provincially Significant Wetland is located partially on the subject lands and on the lands to the south. The proposed site plan includes a 30-metre buffer around the wetland, with minimal encroachments by other elements of the proposed development.

As part of this development proposal, the Applicant's servicing strategy anticipates upgrading approximately 460 metres of recently assumed sanitary sewers on Crown Grant Road to obtain adequate sewer capacity. There is currently no municipal servicing adjacent to the subject lands as this development is reliant on lands to the south to develop and advance municipal services for a servicing connection to this development.

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

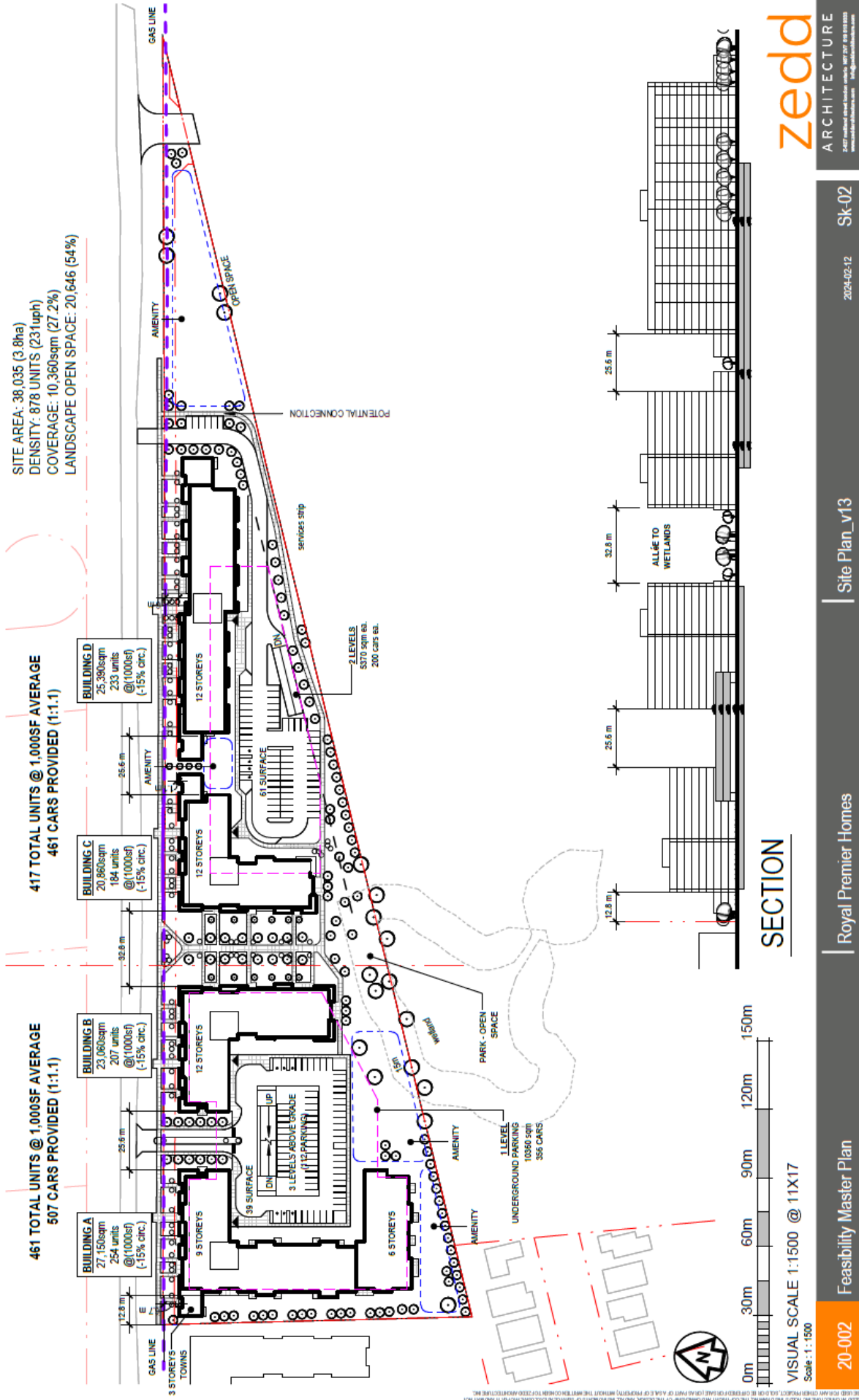


Figure 2 - Conceptual Site Plan (March 2024)



Figure 3 – Elevations / Renderings (March 2024)



Figure 4 – Elevations / Renderings (March 2024)

2.2 Requested Amendment(s)

Applicants Requested Amendments

The applicant has requested an amendment to *The London Plan* to amend the *Southwest Area Secondary Plan* add a Specific Policy Area to the General Policies Section 4.1 iv) a) i) Residential Development Intensity Adjacent to Urban Thoroughfares, Civic Boulevards, Rapid Transit Boulevards, and Main Streets – Function and Purpose to permit a maximum density of 231 units per hectare and a maximum height of 12 storeys.

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone to a Residential R5, R6 and R8 Special Provision Zone (R5-2/R6-4/R8-4(*)) Zone. Staff are recommending refusal of both requested amendments.

The following table summarizes the special provisions proposed by the Applicant.

Lots	Zone String	Regulations for R8-4	Required	Proposed
Block 1	R5-2/R6-4/R8-4()	Minimum Front Yard Setback	11 metres	1 metre
		Minimum Rear Yard Setback	30 metres	13.2 metres
		Minimum Interior Side Yard Setback	12 metres	10 metres
		Lot Coverage	30%	27%
		Maximum Height	13 metres	32 metres
		Maximum Density	75 uph	231 uph

Please note, the requested 32 metres would be ten (10) to eleven (11) storeys. Staff have noted this as an error and include a height of 38 metres in the remainder of the report.

In anticipation of the June 11, 2024, PEC meeting, a request was made by the Applicant for Staff to consider a revised site concept and special provisions. A revised development concept was submitted to staff on May 23, 2024. The revisions include: 12 storeys for all four (4) buildings with no step backs; an increased rear yard setback; decreased interior side yard setbacks, increased landscaped open space; and, increased outdoor amenity space.

There was insufficient time to complete the required circulation period to internal commenting partners, external commenting partners and members of the public for the June 11, 2024, PEC Meeting. In addition, the Notice of Public Participation Meeting had already been circulated. The purpose of this report is to present and make a recommendation on the Applicant's submission to the City, dated March 5, 2024.

Alternative Staff Recommendation

Staff are recommending an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone to a Holding Residential R5, R6, R8 and Open Space OS5 Zone (h-213*R5-2/R6-4/R8-4()/OS5) Zone.

The following table summarizes the special provisions that are recommended by Staff, which allow for new residential development at an increased level of intensity that conforms with the existing policy framework and is compatible with existing and future uses.

Lots	Zone String	Regulations for R8-4	Required	Recommended
Block 1	R5-2/R6-4/R8-4()	Minimum Front Yard Setback	11 metres	1 metre
		Minimum Rear Yard Setback from a Residential or Urban Reserve Zone	30 metres	25 metres
		Minimum Rear Yard Setback from an Open Space Zone	30 metres	0 metres
		Minimum Interior Side Yard Setback	12 metres	10 metres
		Lot Coverage	30%	27%
		Maximum Height	13 metres	29 metres
		Maximum Density	75 uph	120 uph

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 public agencies included:

- There is currently no municipal sanitary sewer adjacent to the subject lands. The intended municipal outlet for the site requires an extension and routing through future plans of subdivision on adjacent parcels to the south. As part of previous design approvals, the sanitary area plans allocated 90ppl/ha (61 units per hectare) to the subject lands.
- The holding provision is to remain in place to address/extend the servicing and demonstrate adequate capacity to the intended 450mm diameter outlet on Pack Road. Based on the remaining capacity in the system and including the external tributary lands, the maximum density that can be accommodated in the downstream sewer without negatively impacting the subdivision is approximately 75UPH.
- The requested amendments would permit development that is not considered appropriate and compatible with the existing and future land uses surrounding the subject lands.
- Rezoning and designation of the wetland feature, and the provision of an appropriate buffer to ensure protection of the features.
- Delineation, evaluation and compensation of natural heritage features on the subject lands.

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

2.4 Public Engagement

On January 26, 2023, Notice of Application was sent to 104 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 January 26, 2023. A “Planning Application” sign was also placed on the site.

On April 8, 2024, Notice of Revised Application was sent to approximately 630 property owners and residents in the surrounding area. An increased notification radius was used for the Notice of Revised Application to capture those properties that would be impacted by the Applicant’s proposed upgrades to the sanitary sewers to obtain adequate sewer capacity. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on April 18, 2024. A “Planning Application” sign was also placed on the site.

There were eight (8) 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.

Concerns expressed by the public are as follows:

- Loss of privacy;
- Increased traffic and noise;
- Road widening on Southdale Road West to accommodate increased traffic;
- Provision of sound or noise walls; and,
- Excessive heights and densities disrupting the neighbourhood.

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

2.5 Policy Context

2.5.1 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.

Policies within the *PPS* promote efficient land use and development patterns through the accommodation of appropriate affordable and market-based range and mix of residential, employment, institutional, recreation, park and open space, and other uses to meet long-term needs (Section 1.1). The density of new housing should efficiently use the land, resources, infrastructure and public service facilities, and that healthy and active communities should include planned public streets, spaces and facilities that are safe and meet the needs of pedestrians (Sections 1.4.3 d) and 1.5.1 a)). A coordinated, integrated, and comprehensive approach when dealing with planning matters is promoted in the *PPS*, and specifically when managing or promoting growth and development that is integrated with infrastructure planning (Sections 1.2 and 1.2.1.a)). The *PPS* also seeks to protect natural features, significant built heritage resources and significant cultural heritage and requires that adjacent development should be evaluated to ensure it does not have negative impacts on these resources (Sections 2.1.1 2.1.8, 2.6.1 and 2.6.3).

As the application for an Official Plan and Zoning By-law amendment does not comply with *The London Plan*, it is Staff's opinion that the application is not consistent with the *Planning Act* and the *PPS*. However, alternative zoning that is in conformity within the policy framework is recommended for Council's consideration. An analysis that identifies the deficiencies of the requested amendment as opposed to an alternative approach in support of an appropriate use, intensity and form of development are outlined in Section 4.0 of this report.

2.5.2 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.

The policies contained in the Our City section of *The London Plan* are designed to plan for the population and economic growth the City will experience over the next twenty (20) years. Growth and development will be in a compact form and directed to strategic locations. The required infrastructure and services to support growth will be planned in a way that is sustainable from a financial, environmental, and social perspective (166). The adequate supply of municipal infrastructure services is required before proceeding with any development, and planning and development approval will be discouraged

where planned servicing capacity is not expected to become available within a five-year time frame (172 and 173).

Similarly, the City Building section of *The London Plan* speaks to new development within the Urban Growth Boundary only being permitted if it can be connected to adequate municipal sanitary sewage infrastructure.

Staff are of the opinion that not all the above criteria have been satisfied. An analysis of the deficiencies is addressed in Section 4.0 of this report.

2.5.3 Southwest Area Secondary Plan (SWAP)

The *Southwest Area Secondary Plan* has been reviewed in its entirety and it is Staff's opinion that the proposed Official Plan and Zoning By-law Amendments are not consistent with these policies.

The following are key policies that relate to this proposal.

The site forms part of the 'North Talbot Residential Neighbourhood' within the greater Secondary Plan. This Secondary Plan sets out policy and guidance to create neighbourhoods that have the following features: a mix of uses and diverse mix of residential housing; an emphasis on design parameters with placemaking features; walkability within and between neighbourhoods; an integration of the Natural Heritage System as an opportunity for residents to enjoy; and, Neighbourhood Central Activity Nodes as destination places in the neighbourhood.

The lands are designated Medium Density Residential and the policies specific to Medium Density Lands adjacent to Civic Boulevards apply. Development shall occur at a minimum of 30 units per hectare and a maximum of 100 units per hectare. Building heights shall be a minimum of two (2) storeys and a maximum of nine (9) storeys. A residential density exceeding 100 units per hectare (up to 120 units per hectare) may be permitted through a site-specific zoning by-law amendment, site plan application, and associated urban design review. A request for an increase in density shall also be subject to the following criteria:

- conformity with the policies of Section 11.1 of the Official Plan (1989) and this Secondary Plan shall be demonstrated through the preparation of a concept plan of the site that exceeds the prevailing densities for the planning area;
- parking facilities shall be designed to minimize the visual impact from adjacent properties and the public realm and provide for enhanced amenity and recreation areas for the residents of the development;
- buildings shall be located close to the street and designed to be street oriented such that the functional front and main entrances to the building face the street;
- subdivisions and site plans shall provide for safe and accessible pedestrian connections for the public between the arterial road and the interior of the adjacent neighbourhoods, which are integrated into the design and function of the site; and,
- subdivisions and site plans shall provide for an enhanced pedestrian environment adjacent to the arterial road.

An analysis of these deficiencies are addressed in Section 4.0 of this report.

3.0 Financial Impact/Considerations

Through the completion of the works associated with this application, fees, development charges and taxes will be collected. There will be increased operating and maintenance costs for works being assumed by the City.

The owner is responsible for all costs and securities related to temporary works including studies, design, construction, startup, operation, maintenance, and removal of temporary infrastructure when permanent municipal servicing becomes available.

4.0 Key Issues and Considerations

4.1 Land Use

The proposed Draft Plan of Subdivision is comprised of one block to accommodate four (4) apartment buildings, one (1) apartment building that is nine (9) storeys and three (3) apartment buildings that are twelve (12) storeys, all fronting onto Southdale Road West.

The subject lands are located approximately one (1) kilometre from lands within the Shopping Area Place Type located at the southeast corner of Southdale Road West and Colonel Talbot Road to the west, and approximately two (2) kilometres from the Shopping Area at Southdale Road West and Wonderland Road to the east. This location is close to shopping facilities and abuts a Civic Boulevard. There are designated Green Space areas within *The London Plan* and there is a district park and playfield, Southwest Optimist Park, located opposite the easterly end of the subject site. The proximity of parks and other open space lands to the southeast provides for recreational opportunities and attractive alternatives for mobility (TLP 916). Lands within the Neighbourhoods Place Type are located directly to the north, south, east, and west, and there are additional lands further east within the Neighbourhoods Place Type (TLP 916).

Staff support the proposed residential use of the subject lands. The staff recommendation for an apartment and townhouse development would provide a mix of housing choices in a compact form that is street oriented, which contributes to a safe pedestrian environment that promotes connectivity to adjacent lands within the Green Space and Shopping Area Place Types (TLP 285, 286, 916 and 1578).

4.2 Intensity

The Applicant has requested Official Plan and Zoning By-law Amendments to facilitate their proposed development. The applicant has requested an amendment to *The London Plan* to amend the *Southwest Area Secondary Plan* to add a Specific Policy Area to the General Policies Section 4.1iv) a) i) Residential Development Intensity Adjacent to Urban Thoroughfares, Civic Boulevards, Paid Transit Boulevards, and Main Streets – Function and Purpose to permit a maximum density of 231 units per hectare and a maximum height of 12 storeys. Staff are recommending refusal of this requested amendment.

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone to a Residential R5, R6 and R8 Special Provision Zone (R5-2/R6-4/R8-4(*)) Zone. Included in the requested Residential R8-4 Special Provision Zone are requests for a maximum height of 38 metres and a maximum density of 231 units per hectare, whereas 75 units per hectare is permitted. Staff are recommending refusal of this requested amendment and have proposed an alternative zoning with special provisions.

Three Residential Zones have been requested by the Applicant, but the Residential R8-4 Special Provision Zone would implement the proposed development. The base R8-4 Zone permits a maximum height of 13 metres and a maximum density of 75 units per hectare.

The Applicant's requested height and density exceed what is contemplated for these lands, and results in an intensity of development that is incompatible with the surrounding neighbourhoods, future development, and is inconsistent with policy.

A maximum density of 100 units per hectare is the maximum density permitted under *SWAP*, and any increase above that is only considered up to 120 units per hectare if the required criteria as set out in *SWAP* are satisfied. Staff have reviewed the criteria against the Applicant's proposal and have determined that the criteria are satisfied, but the increase of almost twice the contemplated density to 231 units per hectare is not supported. The criteria have been satisfied through the following:

- parking facilities will be located underground or behind buildings, minimizing the visual impact from adjacent properties and the public realm;
- amenity areas have been included on site for residents;
- the apartment buildings are proposed to be located close to the street, and reduced setbacks have been requested, to encourage street-oriented development and the submitted Urban Design Brief notes that primary entrances will be visible and accessible from the public sidewalk;
- an allée and walkway is proposed to provide for safe and accessible pedestrian connections for the public between Southdale Road West, a Civic Boulevard, and the interior of the site; and,
- the submitted Urban Design Brief notes that landscape forecourts will be provided adjacent the building entrances and landscaped elements will be chosen and oriented to support an enhance pedestrian environment adjacent Southdale Road West.

Staff have included direction to the Site Plan Approval Authority as part of this review to ensure the criteria for achieving the 120 units per hectare are met. In order to achieve this density, the developer will be required to demonstrate that there is adequate sanitary sewer capacity through a servicing strategy that is acceptable to the City.

4.3 Form

As previously noted, the requested zoning would permit high density residential development in the form of four apartment buildings that also contain townhouse units on the ground floor. One of the proposed buildings would be nine (9) storeys and the remaining three would be twelve (12) storeys.

The Neighbourhoods Place Type of The London Plan permits low-rise apartment buildings along Civic Boulevards (Table 10) and *SWAP* permits apartment buildings in the Medium Density Residential Designation. The proposed development block meets the minimum requirements for lot size and frontage as set out in the Residential R8-4 Zone; however, the proposed heights exceed what is contemplated in *The London Plan* and *SWAP*. Staff support the proposed form of apartment buildings, as they would provide an appropriate transition in density from the frontage along Southdale Road West to the existing and proposed single-detached residential to the south of the subject lands; however, the requested height of twelve (12) storeys is inconsistent with municipal policy and Staff consider the requested height as being incompatible with the surrounding context.

4.4 Servicing

Current policy context and existing infrastructure limits the density that can be supported on the subject lands to ensure compatibility of land use, development form, and not to overburden existing services that is contemplated to accommodate planned development of all adjacent lands.

As noted, there is currently no municipal sewer adjacent to the subject lands. The intended municipal outlet for the site requires an extension and routing through adjacent parcels and future plans of subdivision. To obtain a sewer capacity that would support 231 unit per hectare, the Applicant has proposed to upgrade 460 metres in length of the assumed sanitary sewer in Crown Grant Road from 375 millimetres in diameter to 450 millimetres in diameter. Additional upgrades to the sanitary sewers in the Talbot Village subdivision may also be required to support the requested density.

Notwithstanding, Staff do not support the Applicant's servicing strategy, as the sanitary sewers were recently installed and assumed in 2021. Further to this, oversizing was a claimable work for the 375 millimetres sanitary sewer that was paid for by the City. Lands to the east of the subject lands are within this sanitary sewer system and are yet to be developed. Allocating more capacity to the subject lands or permitted upsizing to accommodate more intensity could impact the ability for the undeveloped lands to the east to be developed appropriately.

Not only are there financial and environmental concerns relating to the removal and replacement of recently installed infrastructure, which has not reached the end of its service life, but the proposed upgrade would also have a significant impact on the Talbot Village community and residents. An impact to the community and residents includes the length of time for additional (re)construction of the works that would result in significant servicing and road access disruptions. The identified portions of the Crown Grant Road right of way would have to be torn up and trenches dug to access the sanitary sewers. In addition, temporary water and sanitary services would have to be constructed and provided to the impacted residents.

4.5 Development Timing

Notwithstanding Policy 460 of *The London Plan*, which limits developments to a five-year servicing timeframe, a number of milestones and projects need to be undertaken in order for these lands to be appropriately developed.

The upgrades to Southdale Road West are currently planned for 2031, which will facilitate the relocation of a wetland and allow the extension of Regiment Road. Development cannot occur until after the completion of this project. Additionally, these lands rely adjacent lands to develop and advance municipal servicing.

Until these identified milestones are complete, a plan of subdivision and development agreement cannot be entered into and registered on these lands.

4.6 Compatibility

To the north of the subject lands, there are existing residential uses on Southdale Road West consisting of low and medium density development, including a subdivision of single-detached dwellings and two townhouse condominium developments. Lands to the west are currently being developed for two (2), five (5) storey apartment buildings and 33 townhouse units. To the south, the lands are proposed for future low-density residential development to match the existing low density, low rise residential development. Lands to the east are designated and zoned for future residential development.

As noted, Staff support the proposed residential use and apartment and townhouse form; however, the request for increased height and density are not compatible with, or sensitive to, the surrounding land uses. A maximum density of 231 units per hectare and a maximum height of twelve (12) storeys is more in keeping with high-density development, which is a land use designation not applied to the subject lands. There are lands to the west, near the intersection of Southdale Road West and Colonel Talbot Road, and to the east, at the intersection of Southdale Road West and Bostwick Road, that are within the High-Density Residential Overlay (From the *1989 Official Plan*). High-density development is more appropriately located at those locations as it is adjacent to major intersections and where it can support commercial land uses.

Staff have brought forward an alternative recommendation for a moderate increase in height and density, that would permit development in a medium density form, which should not adversely impact the amenities and character of the surrounding area.

4.7 Zoning Provisions

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone to a Residential R5, R6 and R8 Special Provision Zone (R5-2/R6-4/R8-4(*)) Zone. Staff are recommending refusal of this requested amendment and have proposed an alternative zoning with special provisions.

Staff are recommending an alternative amendment to the Zoning Bylaw Z.-1 to rezone the property from a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone to a Holding Residential R5, R6, R8 and Open Space OS5 Zone (h-213*R5-2/R6-4/R8-4(_)/OS5)) Zone.

A number of Special Provision Zones have been requested; they are as follows:

Reduced Front Yard Setback

Front yard setbacks are intended to ensure adequate space between buildings and lot lines to ensure there are adequate sight lines, landscaping, space to accommodate future road-widening, should it be required, and ensure there is sufficient separation between new and existing development. A reduced setback of 1 metre has been requested for the development block. The requested reduced front yard setback helps to facilitate development that is street and pedestrian oriented by helping to establish a strong street edge and an active street front, while still allowing sufficient space for sight lines and landscaping. The request is supported by Staff in Urban Design.

Reduced Rear Yard Setback

Rear Yard Setbacks are intended to ensure there is sufficient separation between new and existing development, to potentially mitigate negative impacts while also providing access to the interior yard space. The requested reduced rear yard setback of 13.2 metres would locate the proposed building in proximity to existing single-detached residential homes and is not supported by Staff. An alternative rear yard setback of 25 metres where lands abut a Residential or Urban Reserve Zone and 0 metres where the lands abut the Open Space OS5 Zone is recommended by Staff to ensure adequate separation of the existing and proposed development and mitigate potential shadowing impacts.

Maximum Lot Coverage

Lot coverage is defined as percentage of a lot covered by the first storey of all buildings and structures on the lot including the principal building or structure, all accessory buildings or structures and all buildings or structures attached to the principal building or structure, excluding balconies, canopies and overhanging eaves which are 2.0 metres (6.6 ft.) or more in height above finished grade. The R8-4 Zone Variation sets a maximum of 30 per cent and a special provision for a maximum of 27 per cent has been requested, which is sufficient to ensure the site functions properly.

Maximum Height

As previously noted, the Applicant has requested an Official Plan Amendment to *SWAP* to permit a maximum height of twelve (12) storeys and a special provision in the zoning to permit a maximum height of 38 metres. The requested height is not considered an appropriate form that is generally consistent with the existing and proposed future development. Staff are recommending refusal of the Official Plan Amendment and Zoning By-law Amendment request. As an alternative to promote a modest increase in height, Staff are recommending a special provision to change the existing height permissions from 13 metres (4 storeys) to 29 metres or 9 storeys, whichever is shorter.

Maximum Density

The Applicant has requested an Official Plan Amendment to *SWAP* and a special provision in the zoning to permit a maximum density of 231 units per hectare, whereas 75 units per hectare is permitted in the Zoning By-law and 120 units per hectare is considered in *SWAP*. The request exceeds what is contemplated in municipal policy and exceeds the allocated capacity in the sanitary sewer system, and would result in an intensity of development that is incompatible with the surrounding context. Staff do not support the requested special provision to either the policy or zoning; however, Staff are recommending an alternative maximum density of 120 units per hectare to the Zoning By-law, which is in conformity with the existing policy framework. In order to achieve this density, the developer will be required to demonstrate that there is adequate sanitary sewer capacity through a servicing strategy that is acceptable to the City.

4.8 Wetland Relocation and Natural Heritage

As acknowledged in the Environmental Impact Study (EIS), required as part of a complete application, three wetlands were identified within the subject lands and the former North Talbot Provincially Significant Wetland is partially located on the subject lands. One of these wetlands, located at the eastern extent of the subject lands, is partially located on the subject lands, as well as on City property and on lands located to the south. This wetland is to be removed and relocated to facilitate the widening of Southdale Road West and to construct a City-Approved extension of a Neighbourhood Connector to Southdale Road West. The City, the landowner to the south and the property owner of the subject lands will coordinate to facilitate the relocation of this wetland.

The EIS has identified that the other two wetlands are less than 0.1 hectares in size and have limited function. The Applicant's consulting ecologists have recommended the City consider removal and compensation for these wetlands. Staff will continue to work with the Applicant and include any requirements as conditions of Draft Plan of Subdivision Approval.

The North Talbot Provincially Significant Wetland have been downgraded to Wetland status, and as per *The London Plan Environmental Management Guidelines*, a 30-metre buffer is required for all wetlands, regardless of their status. Staff's proposed zoning includes the Open Space OS5 Zone for the portion of the wetland and the 30-metre buffer on the subject lands. Staff are not requiring an additional setback from the OS5 Zone.

Conclusion

The development proposal, as recommended by Staff, provides for a mix of housing affordability that will meet the projected requirements of current and future residents. The application is consistent with the *Provincial Policy Statement 2020*, *The London Plan*, the *Southwest Area Secondary Plan*, and the *Z.-1 Zoning By-law* to redevelop a vacant and underutilized site with a range of housing options. The recommended zoning and special provisions will permit townhouse units and apartment buildings that are considered appropriate and compatible with existing and future land uses in the surrounding area. Therefore, staff are satisfied that the proposal represents good planning in the broad public interest and recommends approval.

Staff are recommending refusal of the requested Official Plan and Zoning By-law Amendment, submitted by Royal Premier Homes, because the application is not consistent with the *Provincial Policy Statement 2020*, *The London Plan*, the *Southwest Area Secondary Plan*, and the *Z.-1 Zoning By-law*. The requested amendments would permit development that is not considered appropriate and compatible with the existing and future land uses surrounding the subject lands, and does not representing good planning nor in the broad public interest.

Prepared by: Alison Curtis, MCIP, RPP
Planner, Subdivision Planning

Reviewed by: Bruce Page
Manager, Subdivision Planning

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

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

CC: Peter Kavcic, Manager, Subdivisions and Development Inspections
Mike Corby, Manager, Site Plans
Michael Harrison, Manager, Subdivision Engineering

HM//BP/AC/ac

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2022\39T-22504 - 735 Southdale
Road West

Appendix A – 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 735
Southdale Road West

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 735 Southdale Road West as shown on the attached map comprising part of Key Map No. A110, **FROM** a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) Zone **TO** a Holding Residential R5, R6, R8 and Open Space OS5 Zone (h-213*R5-2/R6-4/R8-4()/OS5) Zone.
2. Section Number 12.4 of the R8 Zone is amended by adding the following Special Provisions:
R8-4() 735 Southdale Road West
 - a. Regulations
 - i) Front Yard Setback – 1 metre (Minimum)
 - ii) Rear Yard Setback – 25 metres (Minimum) where lands abut a Residential or Urban Reserve Zone
 - iii) Rear Yard Setback – 0 metres (Minimum) where lands abut the Open Space (OS5) Zone
 - iv) Interior Side Yard Setback – 10 metres (Minimum)
 - v) Lot Coverage – 27% (Minimum)
 - vi) Height – 9 storeys or 29 metres, which ever is shorter (Maximum)
 - vii) Density – 120 units per hectare (Maximum)

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.

This By-law shall come into force and be deemed to come into force 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.

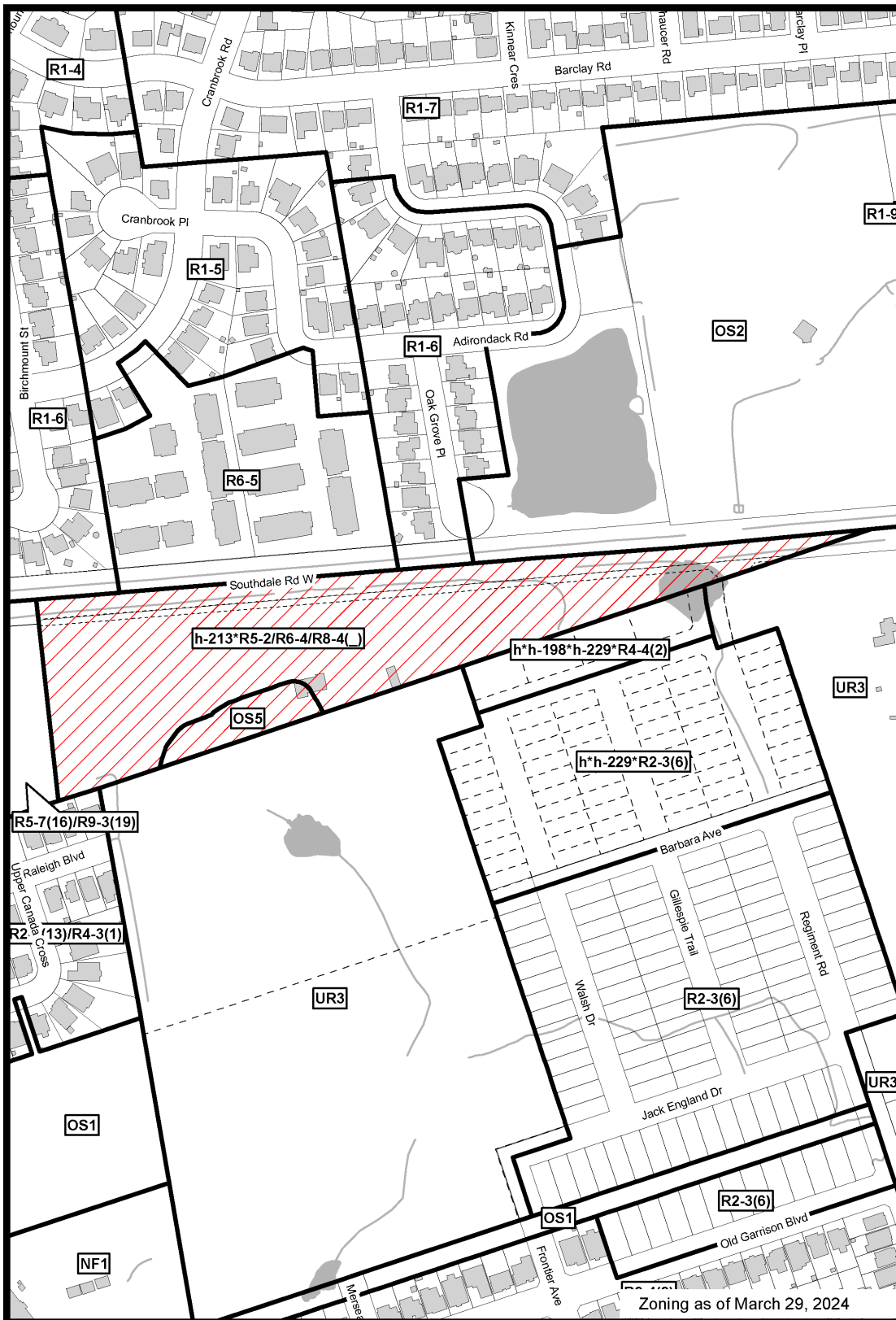
PASSED in Open Council on June 25, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk


First Reading – June 25, 2024
Second Reading – June 25, 2024
Third Reading – June 25, 2024

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

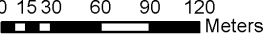



Zoning as of March 29, 2024

File Number: 39T-22504 / OZ-9567
 Planner: AC
 Date Prepared: 2024/05/13
 Technician: RC
 By-Law No: Z.-1-

SUBJECT SITE 

1:3,500

0 15 30 60 90 120 Meters 



Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Residential
Frontage	564 metres (1850.39 feet)
Depth	134 metres (439.63 feet)
Area	3.8hectares (9.39acres)
Shape	regular (rectangle) / irregular
Within Built Area Boundary	No
Within Primary Transit Area	No

Surrounding Land Uses

North	Low-Rise Residential and Open Space
East	Future Mid-Rise Residential
South	Low-Rise Residential
West	Low-Rise and Mid-Rise Residential

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods
Current Special Policies	n/a
Current Zoning	h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4

Requested Designation and Zone

Requested Place Type	Neighbourhoods
Requested Special Policies	Specific Policy Area to the General Policies Section 20.5.4.1.iv) a) i) Residential Development Intensity Adjacent to Arterial Roads – Function and Purpose of <i>SWAP</i> to permit a maximum density of 231 units per hectare and a maximum height of 12 storeys to facilitate the above noted development proposal
Requested Zoning	Residential R5, R6 and R8 Special Provision Zone (R5-2/R6-4/R8-4(*)) Zone

Requested Special Provisions

Lots	Zone String	Special Provisions Requested for R8-4
Block 1	R5-2/R6-4/R8-4()	<ul style="list-style-type: none"> Reduced Front Yard Setback of 1 metre, whereas 11 metres is required; Reduced Rear Yard Setback of 13.2 metres, whereas 30 metres is required; Reduced Interior Side Yard Setback of 10 metres, whereas 12 metres is required, Reduced Lot Coverage of 27%, whereas 30% is required; A maximum height of 32 metres; and, A maximum density of 231 units per hectare (878 units), whereas 75 is permitted.

Recommended Designation and Zone

Recommended Place Type	Neighbourhoods
Recommended Special Policies	n/a
Requested Zoning	Holding Residential R5, R6, R8 and Open Space OS5 Zone (h-213*R5-2/R6-4/R8-4()/OS5) Zone

Recommended Special Provisions

Lots	Zone String	Special Provisions Recommended for R8-4
Block 1	h-213*R5-2/R6-4/R8-4()	<ul style="list-style-type: none"> • Reduced Front Yard Setback of 1 metre, whereas 11 metres is required; • Reduced Rear Yard Setback of 25 metres, whereas 30 metres is required, where the lands abut a Residential or Urban Reserve Zone, and 0 metres where the lands abut the Open Space OS5 Zone; • Reduced Interior Side Yard Setback of 10 metres, whereas 12 metres is required, • Reduced Lot Coverage of 27%, whereas 30% is required; • A maximum height of 9 storeys or 29 metres, whichever is shorter; and, • A maximum density of 120 units per hectare.
	OS5	

C. Development Proposal Summary

Development Overview

<p>The Zoning By-law amendment will facilitate the development of a Draft Plan of Subdivision that provides for the following:</p> <ul style="list-style-type: none"> • One (1) Residential Block consisting of four (4) apartment buildings containing 665 units; • One (1) Private Open Space Block; • One (1) Road Widening Block; and, • One (1) new public street. <p>Block 1 of the proposed Draft Plan of Subdivision would consist of four (4) apartment buildings, one (1) that is nine (9) storeys and three (3) that are twelve (12) storeys, all and front onto Southdale Road West. Under and above ground parking are proposed and would be located behind the apartment buildings. Private amenity/open space is proposed at the eastern extent of the subdivision, and a series of pathways are proposed through the site.</p>
--

Proposal Statistics

Land use	Residential
Form	Apartments and Townhouses
Height	Requested - 12 (38 metres) Recommended – 9 (29 metres)
Residential units	Requested 878, Recommended 457
Density	Requested 231 units per hectare, Recommended 120 units per hectare
Parkland	Cash-in lieu

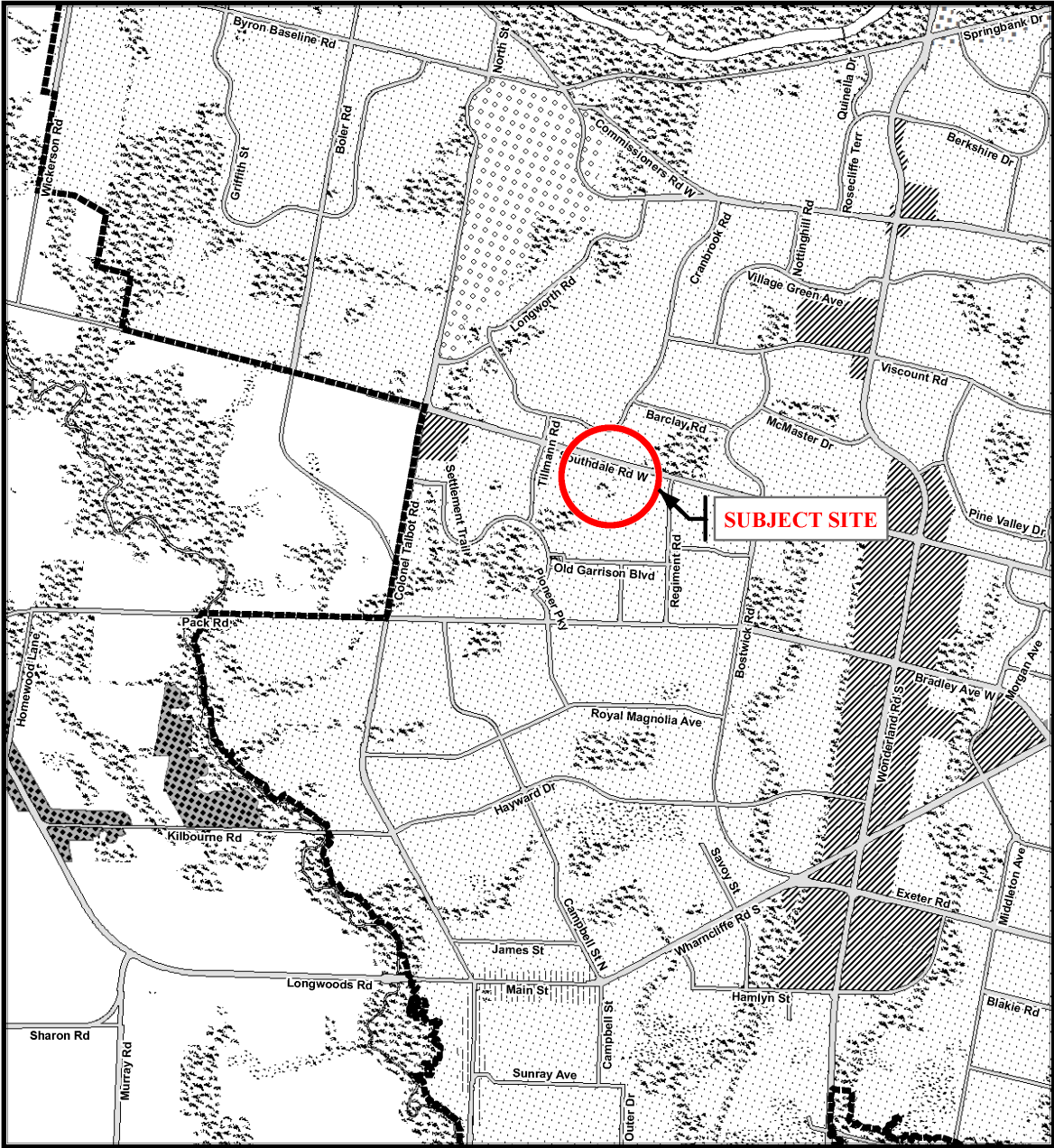
Mobility

Parking spaces	TBD
Vehicle parking ratio	TBD
New electric vehicles charging stations	TBD
Secured bike parking spaces	TBD
Secured bike parking ratio	TBD
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	TBD
Tree plantings	TBD
Tree Protection Area	No
Loss of natural heritage features	No, compensation or relocation
Species at Risk Habitat loss	No
Minimum Environmental Management Guideline buffer met	Yes
Existing structures repurposed or reused	No
Green building features	Unknown

Appendix C – The London Plan and Zoning By-law Excerpts

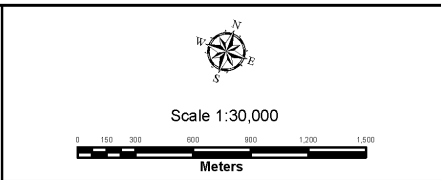


Legend

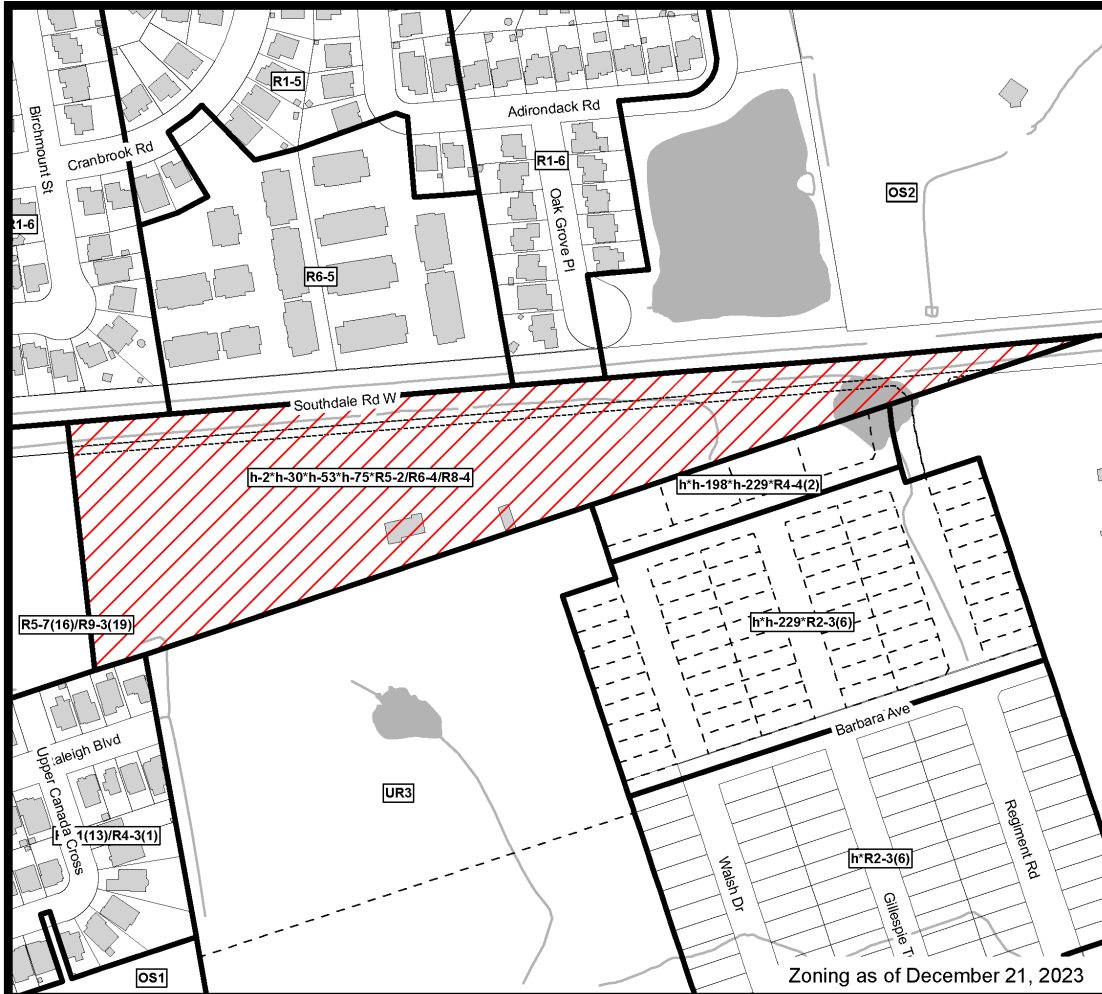
Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	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: OZ-9567
Planner: AC
Technician: RC
Date: 2024/04/30



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: h-2-h-30-h-53-h-75-R5-2/R6-4/R8-4

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-9567

AC

MAP PREPARED:

2024/04/30

RC

1:3,500

0 15 30 60 90 120 Meters

Appendix D – Internal and Agency Comments

Parks Planning and Design

Parks Planning and Design staff have reviewed the submitted Notice of Application for draft plan of subdivision, official plan and zoning by-law amendments for the above noted development and offer the following comments:

- Parkland dedication for this development is required. The City has no need for parkland within this development.
- The City will not accept Block 2 as parkland.
- Cash in lieu as per By-law CP-25 will be required for the proposed residential Block 1.

Urban Design

Please see below for Urban Design comments related to the Application for Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments at **735 Southdale Road West**:

The proposed development is within the Neighbourhoods and Green Space Place Type on a Civic Boulevard and within the *Southwest Area Secondary Plan (SWAP)*. The proposed ZBA and OPA contemplates apartment buildings and Urban Design is generally supportive of the proposed development. Please see below for specific Urban Design comments to be integrated into the Rezoning for this site:

Matters for Zoning:

- Provide a minimum front yard setback of 1m along Southdale Road West in order to encourage street-orientation while avoiding encroachment of footings and canopies.
- Provide a maximum front yard setback of 7m (as determined through what is shown on the proposed site plan) on Southdale Road West to discourage window streets and restrict parking between the buildings and the public streets. Refer to *The London Plan*, Policy 269, 272, and 288.
- Provide a 3m step-back above the third storey of the townhouse developments that are integrated into the proposed buildings **along Southdale Road West** to create a comfortable pedestrian environment. Refer to *The London Plan*, Policy 292. The 3m stepback above the 3rd storey is acknowledged along the east and west facades of the proposed buildings.
- Provide a maximum tower floor plate size (above the 8th storey) of 1000 square metres or less per floor for the proposed high-rise buildings (including all built area within the building, excluding balconies). Refer to *The London Plan*, Policy 293.
- Orient the primary apartment lobby entrances towards Southdale Road West and differentiate these entrances from the individual townhouse units through an increased proportion of glazing and appropriately scaled building mass. Provide direct pedestrian connections to the City sidewalk. Refer to *The London Plan*, Policy 291.
- Provide individual entrances to ground floor individual townhouse-style units on Southdale Road West with pedestrian connections to the City sidewalk. Design individual amenity spaces on Southdale Road West as open courtyards or front porches extending into the front setback to create a pedestrian-oriented streetscape. Refer to *The London Plan*, Policy 268 and 291.
- Wrap structured parking in active uses to provide passive surveillance. If active uses cannot be provided, ensure the structured parking is adequately screened, especially at the view terminus when entering the site. (TLP, 273).
- Noise walls and non-transparent fencing (i.e., board on board) shall not be permitted along Southdale Road West. Refer to *The London Plan*, Policy 241, Refer to SWASP 20.5.3.9. ii). f)
 - Fencing will be limited to only decorative transparent fencing with a maximum height of 4ft (1.2m) or landscaping with provision for pedestrian access along public streets, amenity spaces and the open space block.

Matters for Site Plan:

- Ensure service, garbage and loading areas are screened from the public realm by locating them internal to the site or incorporated into the design of the building. Refer to *The London Plan*, Policy 266.
- Screen any surface parking exposed to a public street with enhanced all-season landscaping, including low landscape walls, shrubs, and street trees. (TLP, 278).
- Provide enhanced elevations for end townhouse units that are visible from the street, including a similar amount of windows and architectural details as provided on the front elevations and wrap around porches. Refer to *The London Plan*, Policy 285.
- Screen all rooftop mechanical equipment by integrating it into the overall design of the building. Refer to *The London Plan*, Policy 296.

Heritage and Archaeology

Please note, an archaeological assessment was required as a part of the complete application for the subdivision on this property. The received an Stage 1-2 Archaeological Assessment, however, we are not yet in receipt of the Ministry's review/clearance letter. We cannot clear the lands of their archaeological potential until the Ministry has issued their review/compliance letter. In the meantime, I have included the standard wording and requirement for the assessment below.

Ecology



London
CANADA

MEMO

To: Alison Curtis, Planner, Subdivision Planning,
Planning and Economic Development

From: M. Shepley, Ecologist Planner, Planning and
Economic Development

Date: April 19, 2024

Re: 39T-22504 Notice of Revised Application, RE: OZ-9567 – 735 Southdale Road West

Notice of Application for Draft Plan of Subdivision, Official Plan and Zoning Bylaw Amendments dated March 13, 2024

Major Zoning Issues are Identified for the Notice of Revised Application dated March 13, 2024

The zoning application is missing major components and requires revisions to address the following zoning and OPA matters:

- ZBA -The proposed zoning does not include the required re-zoning of natural heritage features and their buffers. Natural heritage features once evaluated, are to be zoned to an appropriate OS. In this case an OS5 zone is required for at minimum, the wetland components onsite plus a 30 m wide buffer.
- OPA – Updates to Map 5 of *The London Plan* are required for the unevaluated wetlands referred to as Inclusion 1a and Feature 3, and to update the status of Features 4 and 5 from *Provincially Significant Wetland* to *Wetland*.
- OPA – LP Policy 1355_ requires that Areas confirmed as significant wildlife habitat will be included in the Green Space Place Type on Map 1.

Outstanding Issues in the EIS related to the Revised Application

A. Feature Boundary Verification Required: The limits of the wetland features (i.e., communities 1a -including the adjacent row of un-named silver maple trees with Significant Wildlife Habitat (SWH) (i.e., for Terrestrial Crayfish as mapped on Figure 8 of the EIS), A2a, and 5) still need to be reviewed and confirmed in the field with a City Ecologist. UTRCA should also be consulted and involved in the wetland boundary review.

B. Minimum 30 m Buffer to Wetland Features is Required: The City acknowledges that the wetlands have been un-complexed and downgraded from *PSW* to *wetland* status. As per *The London Plan* and the EMGs, the minimum buffer is 30 m for all wetlands regardless of size or Provincial status. We acknowledge that “*The City may accept a buffer of less than the minimum for wetlands less than 0.5 ha where it is supported through an EIS that has been accepted by the City...*” (Table 5-2 superscript 4). Refer to EIS Comment 7 below.

Planning and Development Services | London ON | (519) 661-2489 | www.london.ca

The City maintains that a 30 m buffer is required based on the following:

1. The EIS has not been accepted by the City at this time
2. The downgrading of the wetlands to non-PSW does not necessarily validate a smaller buffer width. Buffers are to be set based on consideration of multiple factors including potential impacts from the adjacent development and proposed benefits to the NHS.
3. The EIS does not propose or demonstrate net benefits to the NHS.
4. The City does not agree that the proponent has demonstrated *no net loss of the wetlands’ features and functions*, as required in London Plan Policy 1334_.
5. A 15 m buffer will not sufficiently protect the wetland in perpetuity considering the density of the proposed development in proximity to the wetlands. Of particular concern is the number of proposed residents who will have access to the features.
6. The City ecologist does not agree that posting signage will be an effective mitigation measure in protecting the features from degradation.

Missing Woodland Evaluation: A woodland evaluation for Feature 1 was requested to support the assessment of a vegetation patch consisting of mature native trees with potentially high ecological and or cultural value. The evaluation has not been completed. (i.e., 1. identify if a treed area is considered a woodland according to the *PPS* and EMG definitions, and 2. Evaluate the Significance according to the EMG process).

Considering; a) the presence of hydric features associated with inclusion 1a triggers a rank of *High* in the EMG evaluation process, and b) the presence of Terrestrial Crayfish SWH triggers a rank of *High* in the EMG evaluation process. The EMGs require that only one *High* rank is required for a woodland to be considered significant.

The EIS and associated mapping should be updated to reflect the findings of a woodland evaluation and the assessment of the un-named feature.

The EIS needs to include an assessment of the un-named polygon containing the Terrestrial Crayfish habitat between Inclusion 1a and Feature 5 (i.e., define and number the feature, and assign an appropriate ELC code). If the polygon is similar enough to the either of the connected features then it should be included in that feature (i.e., It appears the un-named feature may be an extension of Inclusion 1a and in which case it should be considered a separate feature, and not an inclusion of the CUS vegetation patch (Feature 1). The required Woodland Evaluation should consider this polygon in the assessment since it appears to be associated with the features and functions of the adjacent features.

Feature Removal Proposed Without Regard for Compensation:

Consultation with UTRCA is required to confirm if removal of wetland Features 1a and A2a may be permitted. If permitted by UTRCA, the removal will not be considered by the City without a commitment of at least 1:1 areal wetland compensation. The City acknowledges that LP Policy 1334_ permits that “1. *Where a wetland is between 0.1 ha and 0.5 ha, replacement may be considered at less than a one-to-one land area basis if there will be a net gain to the wetland function overall natural heritage system; and 2. Where a wetland is less than 0.1 ha, the City may consider replacement on a less than one-to-one land area basis and/or additional measures to achieve no net loss of function.*” The EIS has not sufficiently demonstrated a *net gain* or *no net loss of function*.

Compensation for Community 1 is required, either based on the outcome of the requested Woodland Evaluation (i.e., a minimum 1:1 aerial basis plus the appropriate buffer), or, as separate trees (outside of the Natural Heritage System features and areas) through consultation with City Forestry.

For reference, the following is the list of City comments on the EIS dated August 22, 2023 (version 2). The revised EIS dated February 22, 2024 (version 3) was reviewed. Text in red indicates if and where previous EIS comments were addressed in the most recent submission.

1. The development application cannot be considered complete without full OWES documentation of the re-evaluation of a wetland for the purpose of eliminating Provincial significance, including but not limited to past and present OWES evaluations, maps and field data collection sheets, and any supporting documents for City records in accordance with the 2022 OWES manual.
Addressed – OWES forms obtained by Ecology staff through direct communication with Jason Web of MECP.
2. Section 1.1 – revise the following to be consistent with London Plan Policies: *The objective of the SLSR component of the report is to describe the natural heritage features, based on field surveys and background information, and to identify functions to be protected or replicated on the Subject Lands.* To: *The objective of the SLSR is to identify, delineate boundaries, and evaluate the significance of natural heritage features shown on Map 5 of The London Plan plus any other features identified on aerial photography or in the field, in accordance with the Environmental Management Guidelines.*
Not Addressed
3. Section 1.2 – In the first paragraph, add a reference to the City's EMGs as this is the document that guides the evaluation process for policies in *The London Plan*. Not Addressed
4. Section 2.1 – The paragraph describing *The London Plan* Policies applied to Map 5 appears to be describing LP Policy 1391_. Please revise according to the policy: *Development and site alteration shall not be permitted in significant woodlands, significant valleylands, significant wildlife habitat, wetlands and significant areas of natural and scientific interest unless it has been demonstrated that there will be no negative impacts on the natural heritage features or their ecological functions.* Not Addressed
5. Section 4.3.1 – Complete the woodland evaluation process as outlined in Section 3.1 of the City's EMGs. If according to the EMGs, any ecosites that are considered woodland, the proponent is to proceed with the evaluation to consider its significance. Please show your analysis in the EIS and include any Map 5 changes as recommendations.
Not Addressed
 - a. If the patch is not considered woodland or significant woodland, and the proponent is proposing removal of the feature, a tree inventory and tree impact assessment will be required and as such compensation for lost trees on an individual basis will result.
Not Addressed
6. Section 7.1.1 – According to Table 6. The total area of lost habitats within the cultural and wetland community types is 2.87 Ha.
 - a. Add Recommendation: To retain mid-aged to mature native trees within the CUS ecosite to the extent possible. These mature trees provide a great deal of ecosystem services that are not limited to bat habitat. The inclusion of community 1a within that ecosite further increases commonly understood ecosystem

services of mature trees such as thermal regulation, stormwater sequestration, hosting invertebrate species and providing food sources and shelter that support the lifecycles of dependent fauna. Addressed, although no trees within the CUS are proposed to be retained.

7. Section 7.1.2 – The City is not supportive of the proposed 15 m buffer.
 - a. The total area of features 1a, 4 and 5 is approximately 0.52 ha. In the City's opinion the three wetlands should have been considered one functional unit since the wetlands are within 30 m of each other and clearly have hydrologic connection (whether surface or subsurface). The 2022 OWES guideline states that "*areas comprised of very closely spaced small wetland pools (e.g., within 30 m from each other) interspersed with small pockets of upland forest function together as one*" (2022 OWES, p.23).
Not Addressed
 - b. The City maintains that the required buffer for this site should be the minimum 30 m as required in LP policies.
Not Addressed
 - c. The 30 m buffer should be applied to all three wetlands mentioned in 6.a.
Not Addressed
 - d. The recommendations in Section 7 and Table 7 Net Effects, do not equate to *no net loss of feature or function*. The City agrees with the mitigation measures proposed therein. Mitigation measures perform a different function than ecological offsetting.
Not Addressed
 - e. The City is committed to working with the developer to reach a solution with the proponent, while maintaining consistency with LP policies. The removal of ecosites 1a and A2a can be negotiated if the proponent is willing to replace lost features through compensatory and offsetting activities in accordance with Section 6 of the EMGs. The expected replacement ratio is a minimum of 1:1 land-based area.
Not Addressed
8. Section 7.1.3 –The City does not agree that the loss of functions resulting from removal of the wetland inclusions are replaced in the southern wetlands since those features already exist, therefore there *is* a loss of features and function as result of the development. The importance of small or isolated wetlands is increasing understood, especially if those small features are rare in the general area.
Not Addressed
9. Section 7.1.4 – The City does not agree with the opinions of the proponent on the impacts and loss of SWH within the site. London Plan Policy 1353 states that "*there shall be no net loss of significant wildlife habitat...*". The last sentence in paragraph two of the EIS states "*no significant loss of SWH is anticipated to result from development*". This opinion does not demonstrate the no net loss (LP policies), or no negative impact (*PPS*) of SWH features and functions.
Not Addressed
10. Section 7.2.6 – Replace the UTRCA 2005 Living within natural areas brochure with the updated version. Not Addressed
11. If avoidance and mitigation measures cannot achieve no net loss of features or functions a compensation plan will be required as part of the complete application. The plan shall address all the components in Sections 6 and 7 of the 2021 EMGs. The implementation of the compensation plan must be completed and approved prior to subdivision assumption.
Not Addressed

Add Recommendation – To install a temporary page-wire (farm) exclusion fence until the native buffer plants are established and are providing adequate protection. The

fence should have appropriately sized wildlife openings every 25 m. ESC-type fencing may be an acceptable alternative for this use provided that wildlife openings are added.
Addressed

Add Recommendation - Revise the final sentence to include *A compensation plan shall be prepared in accordance with Section 6 and 7 of the 2021 EMGs*, in consultation with City of London and UTRCA.

Addressed

Add Recommendation – Review and revise recommendations based on design changes, new available information, and as required above.

Not Addressed

ECAC – available upon request

Landscape Architecture

- The site will need to have a Tree Preservation Report prepared as there are trees on site. This is required to
- establish the ownership of trees growing along property lines, including the identification of boundary trees that are protected by the province's Forestry Act 1998, c. 18, Sched. I, s. 21. It is the responsibility of the developer to adhere to the Forestry Act legislation and to resolve any tree ownership issues or disputes.
- Identify rare or endangered species that are protected by the province's Endangered Species Act, 2007, S.O., C.6
- Determine total dbh proposed for removal to determine tree replacement. London Plan Policy 399 requires 1 tree for every cm dbh removed.

The development will not impact any City owned trees or tree protection areas.

Additional Comments – April 2024 Circulation

The Development and Planning Landscape Architect does not support reduced front yard, interior side yard and rear yard setbacks associated with the proposed Residential R8 Special Provision Zone (R8-4(_)). To meet the canopy goals of *The London Plan* and the City's Urban Forest Strategy and to support the City's efforts to increase resilience to climate change impacts as included in the new Climate Emergency Action Plan tree planting on development sites is required. Sufficient soil volumes must be provided to support growth. Perimeters of sites often accommodate drainage structures, retaining walls and fencing, reduced setbacks will cause conflicts.

Engineering Comments

Water Engineering

- Water is available for the subject lands (specifically Block 1) via the 400mm concrete watermain located on Southdale Road West. This is part of the city's high level water distribution system (Westmount) and has a hydraulic grade line of 335.0m
- A finalized water servicing report will be required with the site plan application addressing domestic demands, fire flows, water quality and the various pressure scenarios as outlined in section 7.3.1 of the city's Design Specifications and Requirements Manual (DSRM).
- As part of the site plan application, provide information relating to the proposed ownership arrangement of the various buildings (e.g. are all buildings to be owned by the same entity, or will each building be separately owned).
- Water servicing shall be configured in such a way as to avoid the creation of a regulated drinking water system.
- Further comments will be provided during the site plan application.

Sanitary Engineering and Design

SED offers the following comments with respect to **735 Southdale Road West** – Notice of Revised Application

The block is approximately 3.8ha in size equivalent to 342people based on the accepted external area plans and previously constructed phases. The previous proposal was for 665units (178UPH) which has been increased to 878units (231UPH) or approximately 1405people which is 1060people over the allocated. The existing sewers and connection locations have been commented on by Sewer Engineering from the initial density and we have expressed concern due to RPH's proposed increased densities and significant social impacts on the existing subdivision.

There is currently no municipal sanitary sewer available for the subject lands. The intended municipal outlet for the site requires an extension and routing through adjacent parcels and plans of subdivision for servicing ultimately to the 450mm diameter on Pack Road which have not been accepted or constructed to date. Consistent with the TV Phase 6 sanitary area plan, City drawing no. 30785 allocates the lands as external lands as 90ppl/ha tributary to Mersea St, Frontier Street, and Regiment Road.

The downstream sewers were sized and are already constructed with earlier phases of Talbot Village 5 and 6 to accept the flows from this external parcel of land and future external lands in accordance with the accepted sanitary area plans and densities at 90ppl/ha.

Based on the current zoning, there are holding provisions on the lands to ensure there is adequate capacity. The holding provisions are to remain in place to address/extend the servicing and demonstrate adequate capacity to the intended 450mm diameter outlet on Pack Road. Based on the remaining capacity in the system and including the external tributary lands, the maximum density that can be accommodated in the downstream sewer without negatively impacting the subdivision is approximately 75UPH.

Subdivision Engineering

Please find attached the recommended conditions for the draft plan relating to engineering matters for the above-noted subdivision application. These conditions represent the consolidated comments of Planning and Development, the Transportation Planning and Design Division, the Sewer Engineering Division, the Water Engineering Division and the Stormwater Engineering Division.

Zoning By-law Amendment

Planning and Development and the above-noted engineering divisions have no objection to the proposed Zoning By-law Amendment for the proposed revised draft plan of subdivision subject to the following:

1. 'h-80' holding provision is implemented to ensure orderly development of lands and the adequate provision of municipal services. The 'h-80' shall not be removed until full municipal services are available to the site.
2. 'h-100' holding provision is implemented with respect to water services and appropriate access that no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access is available, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
3. 'h-213' holding provision is implemented to ensure the orderly development of the lands the 'h-213' symbol shall not be deleted until a sanitary servicing capacity report has been prepared and confirmation that a municipal sanitary sewer outlet is available to service the site to the satisfaction of the City.

Required Revisions to the Draft Plan

Note: Revisions are required to the draft plan as follows:

- i) Ensure the road in this draft plan aligns with the approved alignment in the draft plan to the south
- ii) Identify width of road widening block on Southdale Road
- iii) Identify width of Street A
- iv) Provide 0.3 m reserve along Southdale Road West frontage
- v) Provide 0.3 m reserves along Street 'A' – east and west limits as per Access Management Guidelines

- vi) Revise right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots, if necessary.

Please include in your report to Planning and Environment Committee that there will be increased operating and maintenance costs for works being assumed by the City.

Note that any changes made to this draft plan will require a further review of the revised plan prior to any approvals as the changes may necessitate revisions to our comments.

Appendix E – Public Engagement

Community Engagement

Public Liaison: Information regarding the requested Official Plan and Zoning By-law Amendment application and opportunities to provide comments were provided to the public as follows:

- Notice of Public Participation Meeting was sent to property owners within 120 metres of the subject property and on published in the Public Notices and Bidding Opportunities section of The Londoner May 23, 2024.
- Notice of Application was sent to property owners within 120 metres of the subject property on January 26, 2023, and the Notice of Revised Application was circulated on April 8th, 2024.
- Information about the Application were posted on the website on January 6, 2023.

735 Southdale Road West; located south of Southdale Road West and east of Bostwick Road – The purpose and effect of this application is to consider a proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-Law Amendment to allow for a residential subdivision consisting of four (4) apartment buildings containing 878 units. **Draft Plan of Subdivision** – Consideration of a proposed Draft Plan of Subdivision allow for one (1) medium density residential block, one (1) open space block; one (1) road widening block, and one road (Street A). **Official Plan Amendment** – Consideration of a possible amendment to *The London Plan* to amend the *Southwest Area Secondary Plan* (Section 20.5.4.1.iv a) i)) to add a special policy to permit a density of 231 units per hectare, whereas 100 units per hectare is permitted, and a height of 12 storeys, whereas 9 is permitted. **Zoning By-law Amendments** – Consideration of an amendment to the Z.-1 Zoning By-law to change the zoning from a Holding Residential R5, R6, and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) to a Residential R5, R6 and R8 Special Provision Zone (R5-2/R6-4/R8-4(*). The City may also consider applying Holding Provisions in the zoning.
File: 39T-22504/OZ-9567 Planner: A. Curtis x. 4497

Email Correspondence - 2024

Dear Ms. Curtis,

I see on the drawings provided with the public meeting notice for the Royal Premier Homes application that there is no provision for the extension of Regiment Road to Southdale Road. Could that really be?

That said, we wholeheartedly support the plans and the city's move to densification.

Thanks,

David Allen

I am sure this letter is not relevant to the proposed planning application for 735 Southdale W. but as a [REDACTED] person that lives in this area, I feel a need to express my personal opinion re this application. My [REDACTED] husband and I moved here to beautiful Talbot Village neighborhood. We did it for many reasons, number one back to our roots as we are both originally from London, number two I had a 92 year old dad that needed assistance, number three we bought a beautiful bungalow that was to be our last and forever home. We moved here with 1 foot in the country and 1 foot in the city which we knew would eventually need with our age. Unfortunately, our dreams have been shattered in the past few years with the massive building projects that are happening in every direction of us. We are almost at a gridlock of trying to exit our subdivision, and unfortunately it is only going to be worse when all new construction is completed. As an individual I do not have the wealth or intelligence to fight these multi-million dollar

builders that I'm sure forget about the little people.

I am sure this letter will fall on deaf ears and will be filed under G, but at least I have expressed my feelings and I'm sure that of many that live in this beautiful neighbourhood of Talbot Village.

Sincerely: Diane Bryan

Dear Ms. Curtis,

I would like to express my opposition to the proposed amendment to the Southwest Area Secondary Plan. In my opinion the current permitted height of 9 stories for residential buildings is sufficient to accommodate the increased need for residential units in this area. If I remember correctly the permitted height for this particular lot was already increased a few years ago from 4 stories to 9 stories, so it really seems excessive to triple it now compared to the original plan. The traffic on Southdale Road has increased substantially over the last few years, and will no doubt continue to increase even with the current plan. I believe the proposed changes would increase traffic and noise pollution to an unacceptable level.

I hope the opinions of the current residents of this area will be taken into account when a final decision is made and the amendment will be rejected.

Best regards,
Jon Popi

Dear Ms. Hopkins,

I would like to express my opposition to the proposed amendment to the Southwest Area Secondary Plan. In my opinion the current permitted height of 9 stories for residential buildings is sufficient to accommodate the increased need for residential units in this area. If I remember correctly the permitted height for this particular lot was already increased a few years ago from 4 stories to 9 stories, so it really seems excessive to triple it now compared to the original plan. The traffic on Southdale Road has increased substantially over the last few years, and will no doubt continue to increase even with the current plan. I believe the proposed changes would increase traffic and noise pollution to an unacceptable level.

I hope the opinions of the current residents of this area will be taken into account when the final decision is made and the amendment will be rejected.

Best regards,
Jon Popi

Hi Alison - I am responding to the latest 'Notice of Planning Application' for this property and note that the application has now been amended to increase the 4 apartment buildings from 665 units to 878 units. As per my previous correspondence below I continue, and now have increased concerns regarding this application. The traffic and noise problem will now be even more concerning. Any updates on the widening of Southdale Road in front of this property and sound wall plans would be appreciated.

I also note that there is no indication of where these buildings will be placed on the property in the Draft Plan. Will this be provided in the application to the board?

Please keep me on the list of interested parties on the progress of this application.

Thanks,

Bruce

My name is Todd Smith and I live at *****.

This e-mail is in response to File: 39T-22504 & OZ-9567 and the developers

Request to increase the density of the proposed development from 9 to 12 Stories. First of all, I do understand that this e-mail is more than likely a Complete waste of time and the developers request will be approved but It would voice a few concerns. My main concern is the increased height from 9 to 12 floors could potentially affect the future development of land that my property backs on to Block 175 Urban Reserve. Talbot Village is a very nice community and I would assume that the Urban Reserve of which i Mention above would be developed keeping with the integrity and design of our community, Low Density Residential Housing. My fear is that it potentially might turn into Medium or High Density because of the apartment complex proposed. The parcel of land just down the street from me 799 Southdale Road (File: OZ-9188) was originally zoned Low Density and is now it has a 6 Story Continuum of care facility, two 5 story apartments complexes and 34 townhomes on it and now you want to develop four 12 story apartment buildings on land right beside it. I do understand that Southdale is becoming a main throughfare and the city leans towards higher density developing on roads like this, but not everything needs to be this way, variety would be nice instead of a continuous wall of apartments.

Todd Smith,

Email Correspondence - 2023

Dear Ms. Curtis,

I would like to express my opposition to the proposed zoning change for 735 Southdale Road West (file 39T-22504/OZ-9567). The current zoning for this area allows for low-rise apartment buildings, with up to four stories and a height of up to 13 metres. The proposed change would more than double the allowed building height and bring it to 9 stories, or about 30 metres.

I am aware of the increased housing needs for London, but the density allowed currently, of 75 units per hectare, already makes a positive contribution to the easing of the housing crisis in the city. The proposed change of 178 units per hectare is excessive and would be disruptive to the neighbourhood.

I live on [REDACTED], which is in Ward 10, not Ward 9. However, my property is on the north side of Southdale Road, across the street from 735 Southdale Road West, so I would be impacted negatively by the proposed change. When I purchased my house I realized that the land on the south side of Southdale Road would be eventually developed, but I trusted that the long-term planning for the area was actually done with long-term needs in mind. I understand that it is convenient and profitable for the developer to more than double the housing density in the area, but I do not think it would be in the interest of this community to approve the change.

I am certain that I am not the only resident of the area that is opposed to these changes and I hope that our opinions will be taken into consideration and the developer's request will be rejected.

Best regards,

Jon Popi

Dear Ms. Curtis,

Would you be able to help me understand some of the technical terms used in the application and answer a few questions I have in regards to this?

- The applicant is requesting a change from a Holding Residential R5, R6 and R8 Zone (h-2*h-30*h-53*h-75*R5-2/R6-4/R8-4) to a Residential R5, R6 and R8 Special Provision

Zone (R5-2/R6-4/R8-4) Zone. I realize that R designates residential buildings, but would you please tell me what the difference is between R5, R6 and R8, and also what "h" and all the numbers mean?

- The first page of the application indicates that the request is for a residential block consisting of four apartment buildings containing 665 units. However, the second page also mentions cluster stacked townhouse dwellings and single-detached, semi-detached and duplex dwellings. Would you be able to tell me whether the applicant plans to build only apartment buildings or also individual dwellings and townhouses?

- On the second page the applicant is requesting special provisions for a density of 178 units per hectare, up from 75 units per hectare and permit to build to a height of nine stories. Would you please tell me how many stories are allowed according to the current zoning?

- The map attached to the application does not show where exactly the buildings, the open space and the new street would be located. Do you know when the applicant is going to submit a more detailed plan?

Thank you very much for your help with these questions.

Best regards,
Jon

Thank you very much for the information. Is it possible to get the Updated proposed plans for the lands adjacent to this proposed Development (Talbot Village)

Todd Smith,

I am a resident of Talbot Village and I was Wondering about the height of the proposed 4 Apartment Units for 735 Southdale road.

Todd Smith

I am writing in regard to the above planning application as our property located at [REDACTED] backs on to Southdale Rd directly across from the proposed high rise buildings planned.

Firstly, we have serious concerns about our loss of privacy as the buildings will overlook our backyard but we are also concerned with the increased traffic that will follow the construction of these buildings. The noise from traffic on this road has increased dramatically since the development of the high rise properties built in recent years along Southdale in our area and this development will significantly increase traffic and noise here.

The road at this point is still single lanes although we understand that it will be widened in future years. Hopefully the widening will take place prior to development. We are wondering if this project will include sound walls to be constructed on our property to aid with the noise concerns and perhaps you could advise us on this.

Our property is part of a condominium complex on which I am a board member and I'm sure we will not be the only ones in our complex with these concerns.

Look forward to your response and would appreciate your advising of future meetings you intend to hold on this application.

Thanks,

Bruce Turner

Alison,

Can you please provide information on the sanitary servicing strategy for these lands?
What information was provided?

Also, can you please explain why not layout or site plan information was included with the application notice?

Thank you,

Michael Frijia