



Zelinka Priamo Ltd.

LAND USE PLANNERS

June 21, 2024

via email

Mayor Morgan and Members of Council
c/o Michael Schulthess (City Clerk)
City of London
300 Dufferin Street, London, ON
N6A 4L9

Attention: Michael Schulthess, City Clerk

**Re: Application for Official Plan Amendment and Zoning By-law
Amendment (Council Agenda Item #8.3.13)
735 Southdale Road**
City File: OZ-9567
Our File: RPH/LON/19-01

On behalf of Royal Premier Homes, we are pleased to provide the following information for your consideration regarding the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) application for the proposed 12-storey, 231 units per hectare (uph) residential apartment development located at 735 Southdale Road ("subject lands").

We wish to advise Council that an alternative motion was presented at the Planning and Environment Committee, and we would like to offer support and additional information for Council consideration for the proposed By-law being presented to Council on June 25th, 2024.

i. Height: Proposed maximum height of **12-storeys**.

The form of development proposed, being four (4), 12-storey buildings with a total of 878 residential units, is a contemplated use in the Southwest Area Plan (SWAP) and the London Plan. The proposed height makes the most efficient use of the lands by proposing the buildings close to Southdale Road so not to cast any shadows on the low-density residential lands to the south (a shadow study is appended to this letter). The proposed height allows for smaller building footprints and more landscaped area than the minimum required (required = 30%, proposed = 59%).

ii. Density: Proposed maximum density of **231uph**.

The density that the owner has proposed of 231uph (or 878 residential units) is not out of character for a lot of this size and this location along Southdale Road. The proposed density contributes to a much-needed supply and more appropriately priced smaller residential unit, and supports density along a road that already contains similar development and built form. The features proposed for the development that justify the proposed density increase include underground parking, enhanced urban design, a landscape allée, and enhanced landscaping around the perimeter of the property, which have all been considered appropriate by Staff.

iii. Rear Yard Setback: Proposed minimum rear yard setback of 20m.

The original application requested a **13.2m** rear yard setback. Based on the attached revised site plan, and the motion passed at PEC, **a minimum 20m rear yard setback** is now proposed, greater than the original proposal. The resulting land available along

the south property line (rear yard) provides for ample landscaping and buffering from the abutting residential lands. We agree with the 20m rear yard setback. Overall, there is sufficient space to accommodate pedestrian circulation and/or appropriate landscaping around each of the buildings. Also, as noted, the attached Shadow Study demonstrates that there are no negative shadowing impacts on neighbouring lands.

Other Considerations/Notes

Servicing:

- The holding provision proposed allows consideration of the proposed built form and intensity. Several options have been presented and considered. We support the holding provision and believe that a servicing upgrade solution can be achieved for the proposed development, as well as future intensification projects within the surrounding area.
- Through our servicing analysis, we were required by Staff to ensure that a similar density could be allocated to abutting properties. The proposed servicing upgrades do not take away the ability for other lands to develop, but rather are a public benefit and encourages similar heights and densities on abutting properties.

Interior Side Yard Setback

- It should be noted that we require a 10m interior side yard setback for the proposed 12-storey buildings, which PEC was supportive of; however, we also require 3.0m for the proposed 3-storey townhouse on the west interior side yard. This should be reflected in the by-law.

OS5 Zone Boundary

- Our original proposal for a wetland buffer supported through our Environmental Impact Study (EIS) was 15m; however, Staff and PEC have proposed a 30m buffer in the form of the OS5 zone. We agree to the OS5 zone proposal to determine a suitable buffer from the wetland; however, we are seeking a proposed wetland buffer/OS5 zone boundary of 20m from the delineated wetland, which exceeds the recommended buffer supported by the submitted EIS.

Based on the above, we believe the proposed OPA and ZBA endorsed at PEC, and supported through our application, aligns in principle with the provided Conceptual Development Plan and Shadow Study appended to this letter, and warrants consideration by Council. In addition, we also would like to see an added provision for the above noted 3.0m interior side yard setback for the proposed townhouse on the property and a 20m OS5 zone setback from the wetland along the south property line.

We thank you for the opportunity to provide comments and we look forward to a favourable consideration from Council of the motion passed at the PEC meeting on June 11th, 2024.

Yours very truly,

ZELINKA PRIAMO LTD.



Katelyn Crowley, BA
Senior Planner



Harry Froussios, BA, MCIP, RPP
Principal Planner

Feasibility Master Plan

Royal Premier Homes

20-002

2024-05-17



zedd
ARCHITECTURE

735 SOUTHDALE MASTER PLAN V15 (878 UNITS)

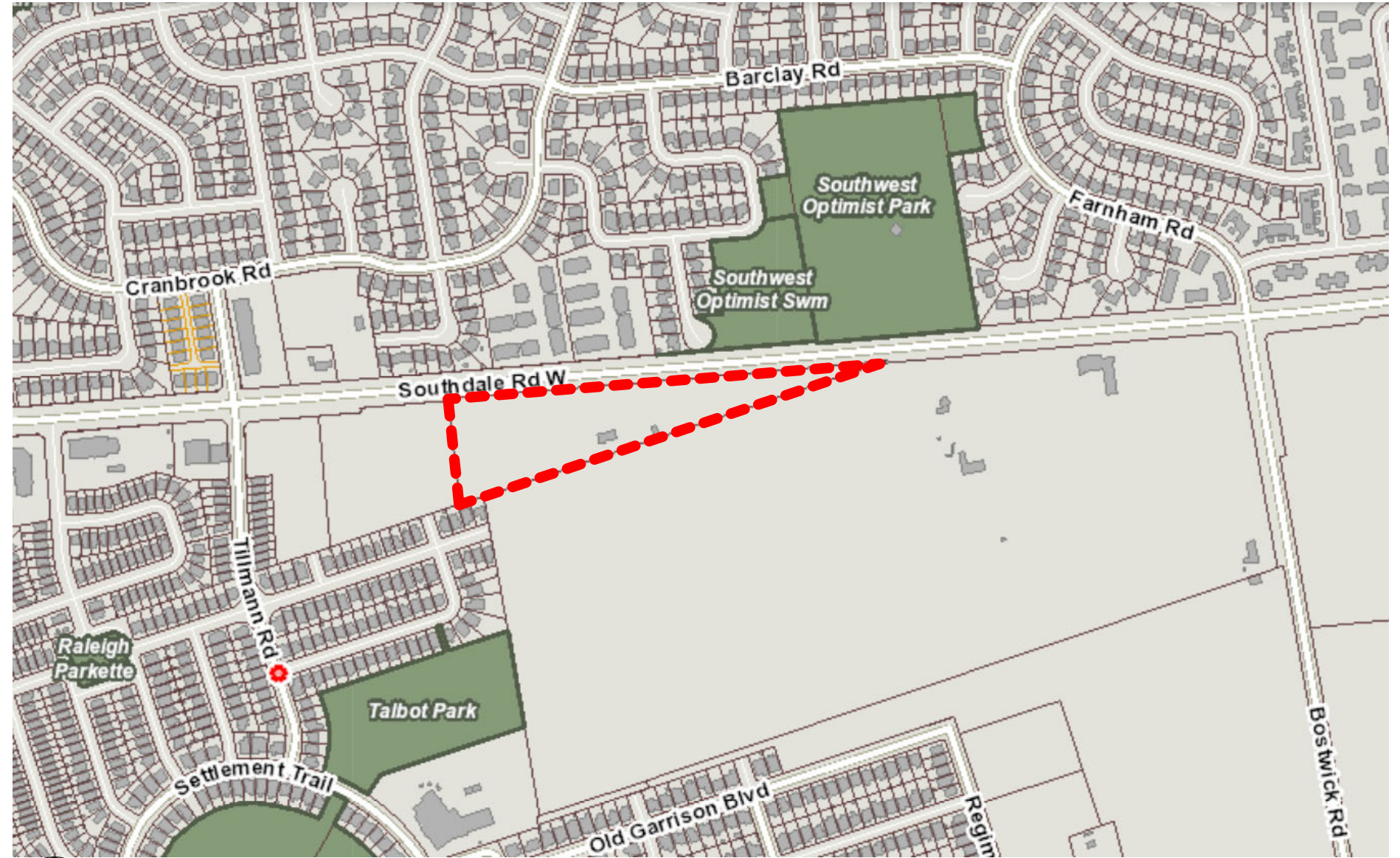
ARCHITECTURE | DESIGN | PLANNING

zedd architecture inc. Z-627 maitland street london ontario N5Y 2V7 519 518 9333 www.zeddarchitecture.com info@zeddarchitecture.com

Site Development Stats

735 SOUTHDALE

	ITEM	REQUIREMENT	PROPOSED
1	ZONE - PROPOSED BUILDING PERMITTED USES	R9-7	
2	LOT AREA (MINIMUM)	1000sqm min.	38,035sqm (3.8ha)
3	LOT FRONTAGE (MINIMUM)	30m min.	563m
4	FRONT YARD SETBACK (MINIMUM)	8+3m (11m)	1m
5	EXTERIOR SIDEYARD SETBACK (MINIMUM)	8+3m (11m)	n/a
6	REAR YARD SETBACK (MINIMUM)	20m	15.8m
7	INTERIOR SIDEYARD DEPTH (MINIMUM)	12m	3.2m (west) 128m (east)
8	LANDSCAPE OPEN SPACE (% MINIMUM)	30% min.	59%
9	COVERAGE (% MAXIMUM)	30%	25.4%
10	HEIGHT (M MAXIMUM)		32m
11	DENSITY (UPH MAXIMUM)	150 uph	231 uph (878 units)
12	OUTDOOR AMENITY SPACE		6,700sqm
14	RESIDENTIAL PARKING	0.5 per unit	922 spaces (1:1.05)
15	RESIDENTIAL BIKE PARKING	0.9 per unit (Long Term) 0.1 per unit (short term)	790 (long term) 88 (short term)



ZEDD ARCHITECTURE INCLUDES THIS DRAWING, THE COPYRIGHT AND OWNERSHIP OF THE DESIGN AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE OR AS PART OF A SALE OF PROPERTY WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.

Scale :

20-002

Feasibility Master Plan

Royal Premier Homes

Stats

2024-02-12

Sk-01

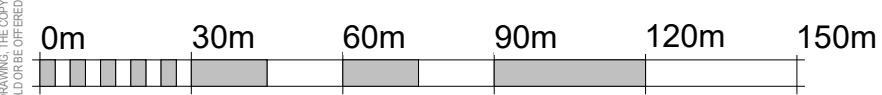
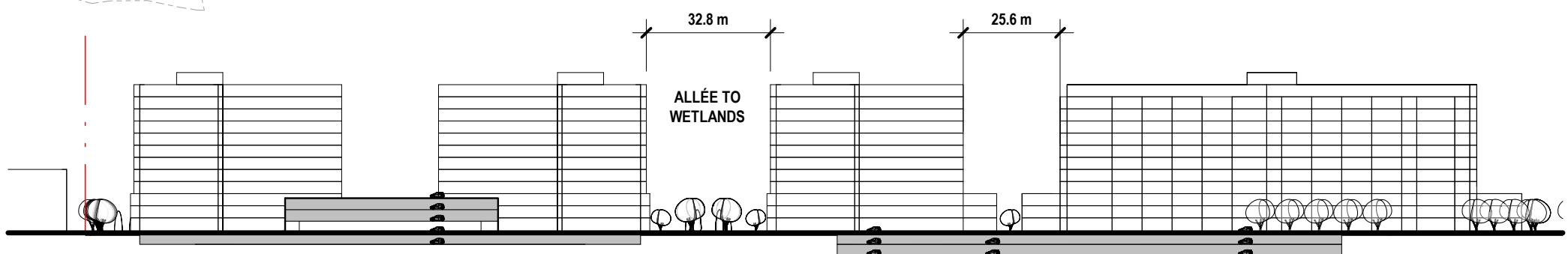
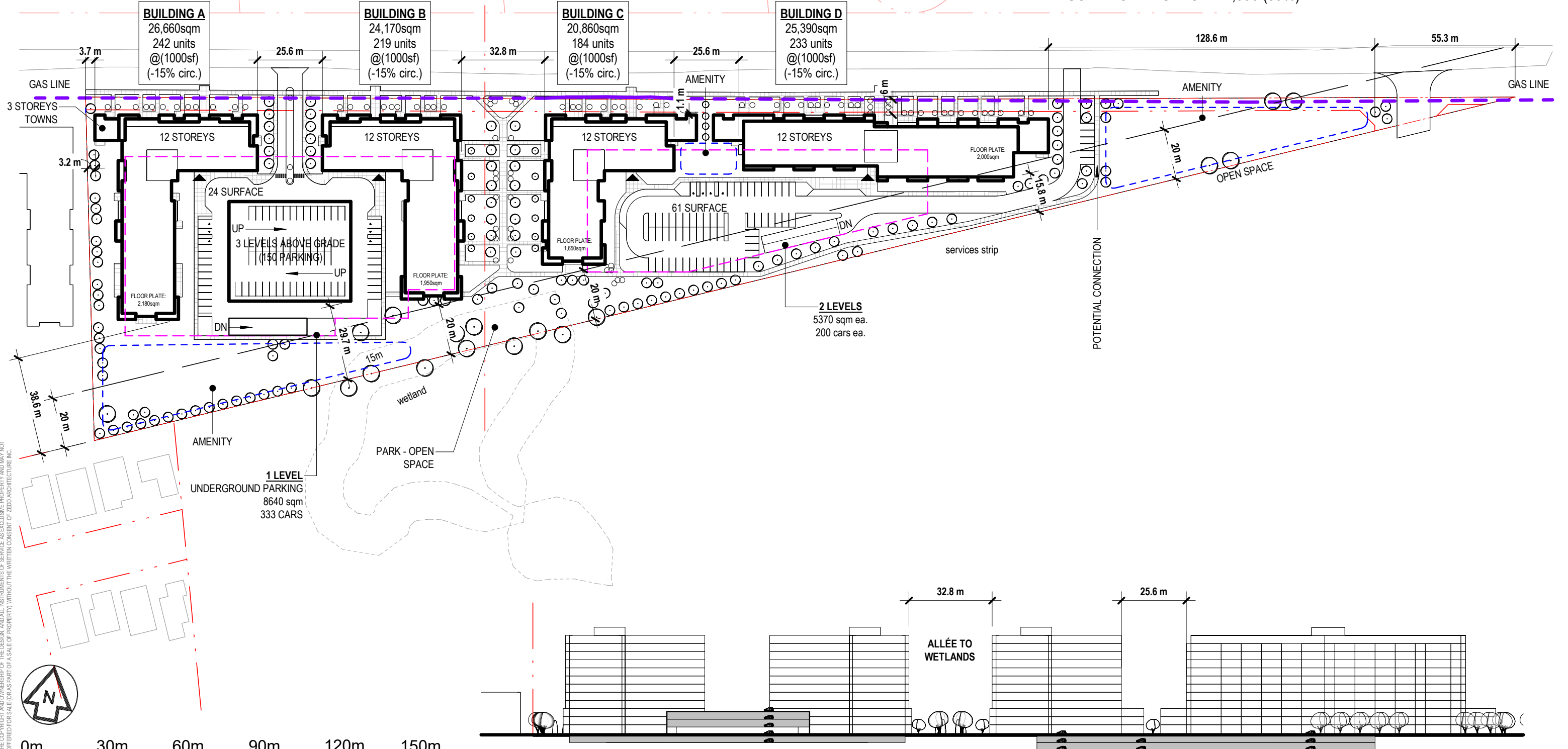
zedd
ARCHITECTURE

Z-627 mailand street london ontario N5Y 2V7 519 518 9333
www.zeddarchitecture.com info@zeddarchitecture.com

461 TOTAL UNITS @ 1,000SF AVERAGE
507 CARS PROVIDED (1:1.1)

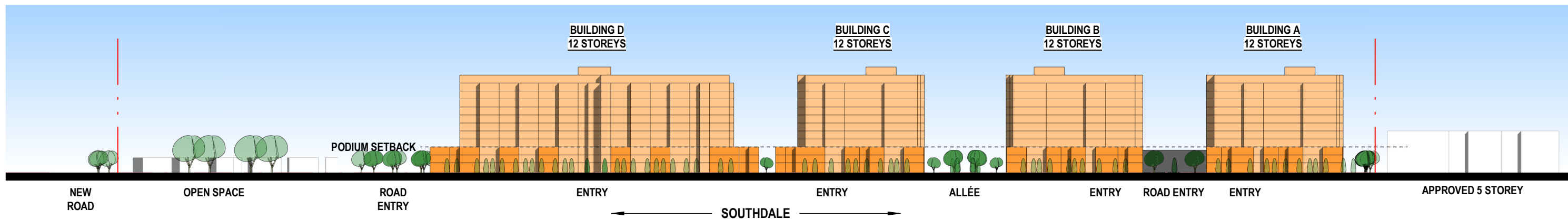
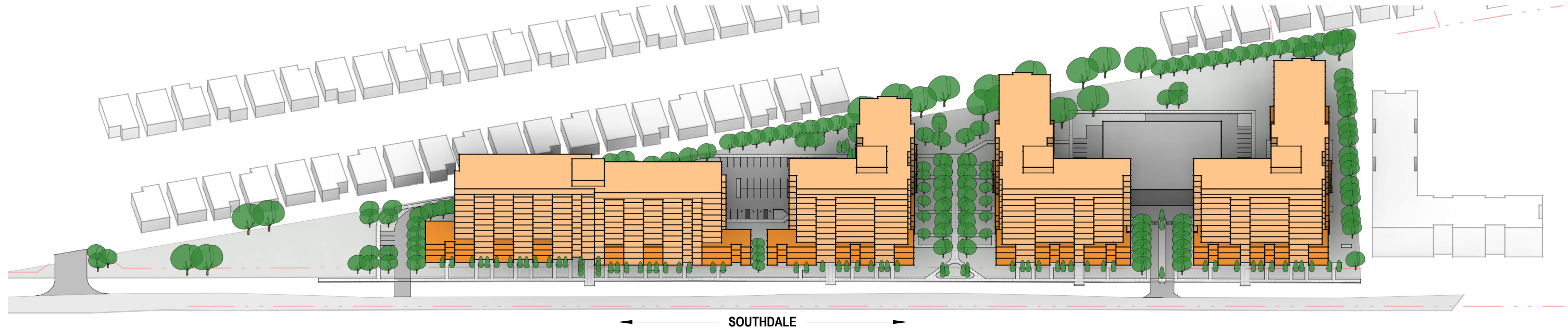
417 TOTAL UNITS @ 1,000SF AVERAGE
461 CARS PROVIDED (1:1.1)

SITE AREA: 38,035 (3.8ha)
 DENSITY: 878 UNITS (231uph)
 COVERAGE: 9,650sqm (25.4%)
 LANDSCAPE OPEN SPACE: 22,390 (59%)



VISUAL SCALE 1:1500 @ 11X17
 Scale : 1 : 1500

ZEDD ARCHITECTURE INCLUDES THIS DRAWING, THE COPYRIGHT AND OWNERSHIP OF THE DESIGN AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE OR AS PART OF A SALE OF PROPERTY WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.



ZEDD ARCHITECTURE INCLUDES THIS DRAWING, THE COPYRIGHT AND OWNERSHIP OF THE DESIGN AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE (OR AS PART OF A SALE OF PROPERTY) WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.

Scale : 1 : 1600

20-002

Feasibility Master Plan

Royal Premier Homes

Street Elevation

2024-02-12

Sk-03

zedd
ARCHITECTURE

Z-627 mailand street london ontario N5Y 2V7 519 518 9333
www.zeddarchitecture.com info@zeddarchitecture.com



ZEDD ARCHITECTURE HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE OR AS PART OF A SALE OF PROPERTY WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.

Total Units: 878

Scale :

20-002 Feasibility Master Plan

Royal Premier Homes

ISO

2024-02-12

Sk-04

zedd
ARCHITECTURE

Z-627 mailand street london ontario N5Y 2V7 519 518 9333
www.zeddarchitecture.com info@zeddarchitecture.com

ZEDD ARCHITECTURE INCLUDES THIS DRAWING, THE COPYRIGHT AND OWNERSHIP OF THE DESIGN AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE (OR AS PART OF A SALE OF PROPERTY) WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.



MARCH 21 - 9AM



MARCH 21 - 12PM



MARCH 21 - 3PM



Scale : 1 : 4000

20-002

Feasibility Master Plan

Royal Premier Homes

Shadow March

2024-05-22

Sk-20

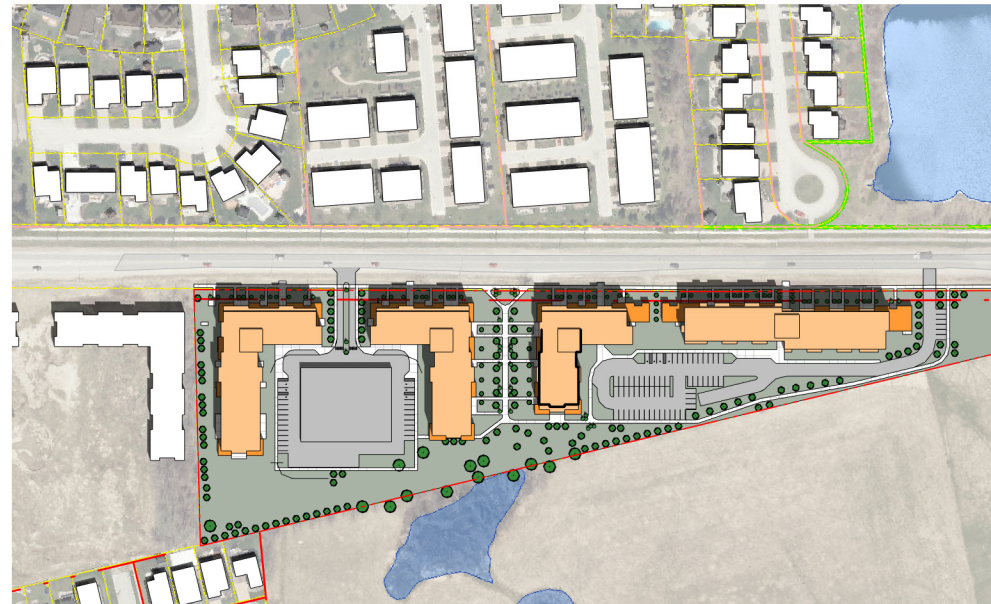
zedd
ARCHITECTURE

Z-627 mailand street london ontario N5Y 2V7 519 518 9333
www.zeddarchitecture.com info@zeddarchitecture.com

ZEDD ARCHITECTURE HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE (OR AS PART OF A SALE OF PROPERTY) WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.



JUNE 21 - 9AM



JUNE 21 - 12PM



JUNE 21 - 3PM



Scale : 1 : 4000

20-002

Feasibility Master Plan

Royal Premier Homes

Shadow June

2024-05-22

Sk-21

zedd
ARCHITECTURE

Z-627 mailland street london ontario N5Y 2V7 519 518 9333
www.zeddarchitecture.com info@zeddarchitecture.com

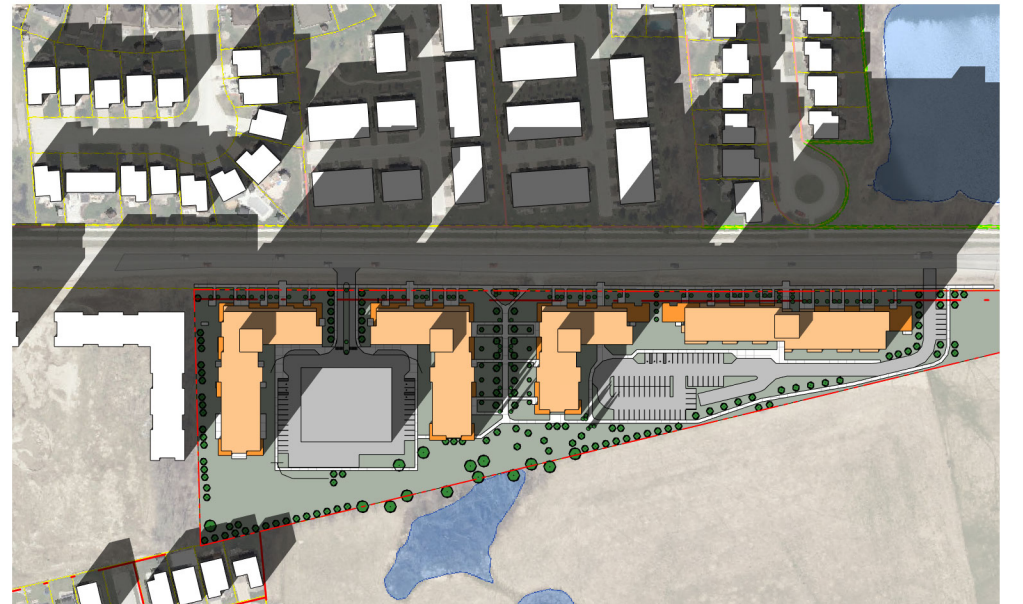
ZEDD ARCHITECTURE HOLDS THE COPYRIGHT AND OWNERSHIP OF THE DESIGN AND ALL INSTRUMENTS OF SERVICE AS EXCLUSIVE PROPERTY AND MAY NOT BE USED FOR ANY OTHER PROJECT, SOLD OR BE OFFERED FOR SALE (OR AS PART OF A SALE OF PROPERTY) WITHOUT THE WRITTEN CONSENT OF ZEDD ARCHITECTURE INC.



DECEMBER 21 - 9AM



DECEMBER 21 - 12PM



DECEMBER 21 - 3PM



Scale : 1 : 4000

20-002

Feasibility Master Plan

Royal Premier Homes

Shadow December

2024-05-22

Sk-22

zedd
ARCHITECTURE

Z-627 mailand street london ontario N5Y 2V7 519 518 9333
www.zeddarchitecture.com info@zeddarchitecture.com