

SITE CONTEXT



The subject site is located in south London, at the intersection of Southdale Road West and Singleton Avenue. The site is bounded to the north by Southdale Road, to the east and south by residential uses and to the west by Singleton Avenue with future potential residential uses and public open space further to the west. The surrounding community consists primarily of low density residential housing.

General Objectives For Senior Housing

Both the current Official Plan and the Draft London Plan (May 2016) identify the need for seniors housing. Specifically, section 2.3 of the Draft London Plan identifies “A Growing Seniors Population” as one of the City’s main challenges:

A Growing Seniors Population (pg. 4)

8_ As the ‘Baby Boom’ generation enters into retirement, their collective impact will be pronounced. In 1996, 20% of the population, or 1-in-5 Londoners, were aged 55+. This number rose to 1-in-4 by 2011 and we forecast that 1-in-3 Londoners will be 55 years old or more by 2035. How can we build an age-friendly city that allows people of all ages and abilities to experience health, wellness and an exceptional quality of life?

CITY OF LONDON OFFICIAL PLAN (2014)

The subject site falls within the Multi-Family, Medium Density Residential Designation.

Policies regarding Residential areas are covered under Chapter 3 of the Official Plan, with more specific policies to the Multi-Family, Medium Density Residential Designation provided in Section 3.3.

The 'Multi Family, Medium Density Residential' designation is applied to lands to permit "multiple-unit residential developments having a low-rise profile, and densities that exceed those found in Low Density Residential areas but do not approach the densities intended for the Multi-Family, High Density Residential designation" (Section 3.3). This designation aims to provide a wider choice of housing type and create potential transition areas between low and high density housing.

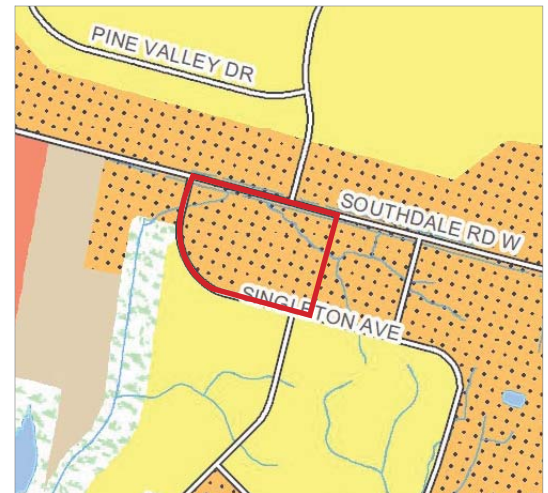
PERMITTED USES:

Permitted uses in Multi-Family, Medium Density Residential areas are identified in Section 3.3 of the Official Plan as:

multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged. These areas may also be developed for single-detached, semi-detached and duplex dwellings. Zoning on individual sites would not normally allow for the full range of permitted uses.

The permitted scale of development in Multi-Family, Medium Density Residential areas is identified in 'Section 3.3.3- Scale of Development' of the Official Plan as:

low-rise form and a site coverage and density that could serve as a transition between low density residential areas and more intensive forms of commercial, industrial, or high density residential development.



SCHEDULE A - LAND USE MAP NO.1

Map retrieved from the City of London's website on May 10, 2016

LEGEND

- Low Density Residential
- Multi-Family, Medium Density Residential
- Regional Facility
- Open Space

CITY OF LONDON OFFICIAL PLAN (2014)

DEVELOPMENT SCALE:

The general height restriction is four storeys, although there are opportunities to increase building heights through providing a 'Compatibility Report' as outlined below.

Section 3.3.3- Scale of Development - Height

i) Development shall be subject to height limitations in the Zoning By-law which are sensitive to the scale of development in the surrounding neighbourhood. Normally height limitations will not exceed four storeys. In some instances, height may be permitted to exceed this limit, if determined through a compatibility report as described in Section 3.7.3. to be appropriate subject to a site specific zoning by-law amendment and/or bonus zoning provisions of Section 19.4.4. of this Plan. (Clause i) amended by OPA 438 Dec. 17/09)

In general, the permitted net density should not exceed 75 units per hectare. Appropriate exceptions identified are outlined below;

Section 3.3.3- Scale of Development - Height

(a) are designed and occupied for senior citizens' housing;

(b) qualify for density bonusing under the provisions of Section 19.4.4. of this Plan; or

(c) are within the boundaries of Central London, bounded by Oxford Street on the north, the Thames River on the south and west, and Adelaide Street on the east.

BOSTWICK EAST AREA PLAN:

The subject site is located within the Bostwick East Area Plan (Policy 3.5.17). The Bostwick East Area Plan encourages

street-oriented development, discourage noise attenuation walls along arterial roads, promote a community focal point and encourage a high standard of design compatibility of medium density residential uses adjacent to existing residential lands on the north side of Southdale Road W, and between residential and institutional uses.

The development of Senior Citizen's housing with a maximum building height of 8 storeys (30 metres) permitted.

For a portion of lands located on the south side of Southdale Road W, opposite Andover Drive, designed Multi-family Medium Density Residential, a maximum building height of eight storeys (30 metres) will be permitted provided the development is designed and occupied for senior citizens' housing. The retirement community development will be consistent with the design guidelines of the Bostwick East Area Plan.

(Section 3.5.18. added by OPA 358 on June 13, 2005)

NATURAL HERITAGE FEATURES

Schedule B-1 identifies a 'Significant Corridor' associated with the watercourse in the north west of the site. The definition of Significant corridors is outlined below.

15.4.6 Corridors -

Corridors provide a number of important natural features and ecological functions. From a natural heritage perspective, corridors contain natural habitat, they link many aspects of the Natural Heritage System, and they facilitate species richness, movement and diversity. River and stream corridors are the water collection systems for watersheds, providing a vital support to the City's natural environment. In addition to these ecological functions, corridors may also provide protection from flooding, and other natural hazard processes. Corridors are valued for their aesthetic and cultural values, and for the recreational opportunities they provide.

Corridors are protected as Open Space and have use restrictions as a result. Proposed development is required to demonstrate there will be no negative impacts on the existing natural features.

15.3.2 Permitted Uses

ii) Notwithstanding policy 8A2.2., development and site alteration shall not be permitted in other natural heritage areas designated as Open Space, except:

(a) Existing development and uses, and expansions to existing uses provided that it can be demonstrated to the satisfaction of Council that there will be no negative impacts on the natural features or their ecological functions.

The Maximum Hazard Line on the subject site associated with the existing watercourse is defined below. .

15.7.5 Maximum Hazard Line

The Maximum Hazard Line, which represents the general extent of combined natural hazards associated with the flood plain, areas of unstable or organic soils and steep slopes, including steep slopes outside of the Riverine Erosion Hazard Limit, is delineated on Schedule "B1" for information purposes. This delineation is subject to interpretation and refinement without an amendment to the Official Plan, to reflect changes that have been enacted by the Conservation Authority having jurisdiction. (Section 15.7.5. added by OPA 438 Dec. 17/09)



SCHEDULE B-1 - NATURAL HERITAGE FEATURES

Map retrieved from the City of London's website on May 10, 2016

LEGEND

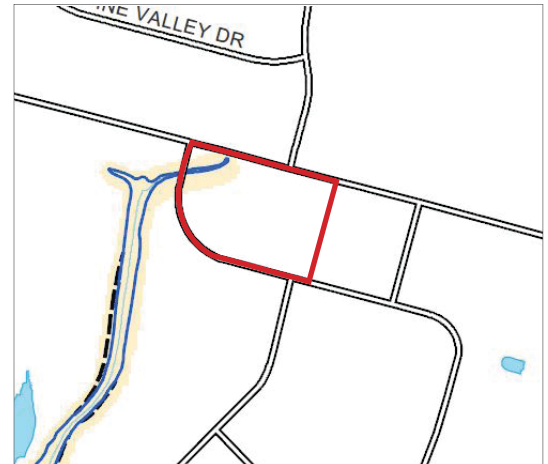
- Significant Corridors
- Max Hazard Line
- Watercourses

CITY OF LONDON OFFICIAL PLAN (2014)

Schedule B-2 identifies the Conservation Authority Regulation Limit associated with the watercourse and Flood Line on the subject site and does not permit some institutional uses.

These policies restrict development. Policy '15.6.2 One- Zone Concept (c) (ii)' identifies that institutional uses including hospitals, nursing homes and schools are not permitted in the floodplain.

The Regulatory Flood Line identified on Schedule B-2 is identified by the Conservation Authority. The line represents "all potential hazards and adjacent lands associated with the riverine flooding and erosion, wetlands and watercourses".



SCHEDULE B-2 - NATURAL RESOURCES AND NATURAL HAZARDS

Map retrieved from the City of London's website on May 10, 2016

LEGEND

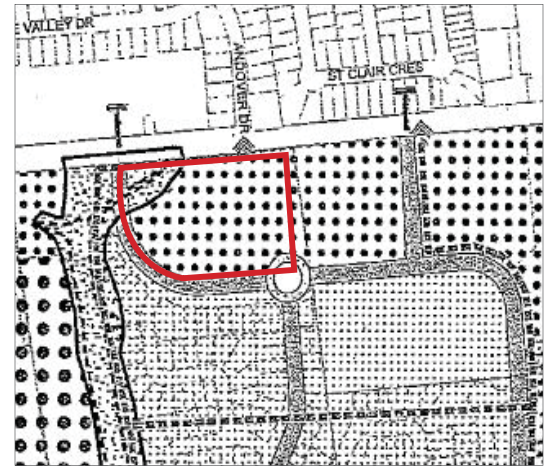
- Conservation Authority Regulation Limit
- Regulatory Flood line
- Watercourses

CITY OF LONDON OFFICIAL PLAN AMENDMENT (2005)

This amendment to The Official London Plan 2005 (included in OPA 358, added to the Official Plan on June 13, 2005) informs the notation in the Consolidated Official Plan regarding the identification of a Senior Citizen's development on the subject site.

The subject site is designated with Medium Density development. The supporting text in Section 6.2 (pg. 31) identifies that a retirement community is allocated on the subject site with a permitted density of 100 uph and a permitted height of 30m, which is the equivalent of an 8 storey building.



A retirement community is proposed for the medium density block located on the south-east corner of Southdale Rd W and the westerly secondary collector road. The proposed development is appropriate for this location but would exceed the 75 units per hectare density limit that normally applies to the MDR designation. Section 3.3.3. of the Official Plan allows a maximum density of 100 units per hectare (40 units per acre) without an amendment to the Official Plan for developments which are designed and occupied for senior citizens' housing. Exceptions to the height limitations do require an amendment to the Official Plan. As such, a special policy in the Official Plan will restrict the seniors' development to a maximum building height of 30 metres (98 ft.), which is equivalent to the applicant's eight storey development proposal.



BOSWICK EAST AREA PLAN RECOMMENDED LAND USE

Map retrieved from the City of London's website on May 10, 2016

LEGEND

-  Medium Density
-  Low Density

CITY OF LONDON OFFICIAL PLAN (2014)

SECONDARY PLAN - SOUTHWEST AREA PLAN

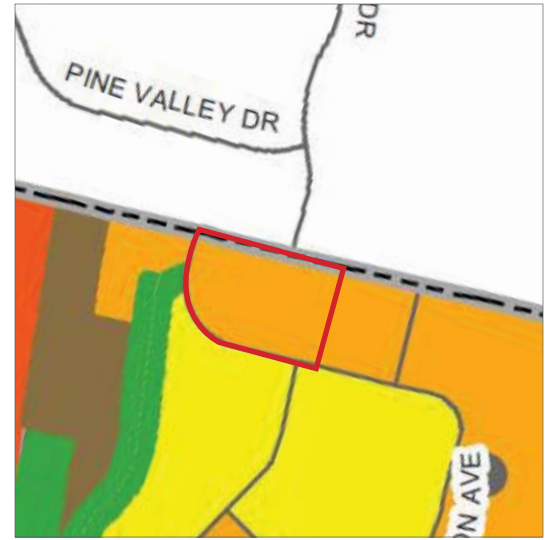
The subject site falls within the Southwest Area Secondary Plan and is located within the North Longwood Neighbourhood. The Secondary Plan recognizes this neighbourhood's growth potential as "areas which have already experienced a significant number of planning approvals and are currently under development"

As identified within the Official Plan, the subject site is designated for Multi-Family Medium Density Residential development.

With regards to built form and density, paragraph 20.5.10.1 iii) d) outlines that increased density and high-rise development are acceptable without an Official Plan Amendment providing the following conditions are met;

20.5.10 - North Lambeth, Central Longwoods and South Longwoods Residential Neighbourhoods





d) To support a mixed-use community centre facility, the Medium Density Residential Designation will allow for increased residential density and a high-rise height without an Official Plan Amendment provided that the building allows for a mix of residential and limited retail uses integrated with the development of a public community facility, and shall be located at the intersection of two arterial roads. High quality design, including setbacks, building orientation, landscaping, and pedestrian scale and orientation shall also be required.



SCHEDULE 4 - SOUTHWEST AREA LANDUSE PLAN

Map retrieved from the City of London's website on May 10, 2016.

LEGEND

	Medium Density Residential
	Low Density Residential
	Open Space and Environmental Review
	High Density Residential

THE LONDON PLAN (THIRD DRAFT)

May 2016

The subject site falls within the Neighbourhoods Place Type. According to the third draft of the London Plan (2016):

Our Vision for the Neighbourhood Place Type (pg. 237)

902_ In 2035 our neighbourhoods will be vibrant, exciting places to live, that help us to connect with one another and give us a sense of community well-being and quality of life. Some of the key elements of our vision for neighbourhoods include: (1) A strong neighbourhood character, sense of place and identity. (2) Attractive streetscapes, buildings, and public spaces. (3) A diversity of housing choices allowing for affordability and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so. (4) Well-connected neighbourhoods, from place to place within the neighbourhood and to other locations in the city such as the downtown. (5) Lots of safe, comfortable, convenient, and attractive alternatives for mobility. (6) Easy access to daily goods and services within walking distance. (7) Employment opportunities close to where we live. (8) Parks, pathways, and recreational opportunities that strengthen community identity and serve as connectors and gathering places.

PERMITTED USES:

Permitted uses in the Neighbourhoods place type are identified in Table 10 of the London Plan, and are dependent on frontage / proximity to intersections.

Using Singleton Avenue as the key frontage (as the site address dictates) the following uses are permitted as classed at a Neighbourhood Connector/ Civic Boulevard / Urban Thoroughfare.

Table 10 - Range of Permitted Uses in Neighbourhoods Place Type

RANGE OF PRIMARY PERMITTED USES

Single detached, semi-detached, duplex, converted dwellings, townhouses, secondary suites, home occupations, group homes, triplexes, small scale community facilities

SECONDARY USES - INTERSECTS WITH URBAN THOROUGHFARE

Mixed-use buildings, fourplexes, stacked townhouses, low-rise apartments

Considering the significant amount of the subject site's frontage onto Southdale Road (240m approximately), it may be appropriate to determine uses by the Civic Boulevard/ Urban Thoroughfare.



MAP 1 - PLACE TYPES

Map retrieved from the City of London's website on May 10, 2016.

LEGEND

- Green Space
- Neighbourhood



MAP 3 - STREET CLASSIFICATIONS

Map retrieved from the City of London's website on May 10, 2016.

LEGEND

- Civic Boulevard
- Urban Thoroughfare
- Neighbourhood Connector

THE LONDON PLAN (THIRD DRAFT)

May 2016

If so, the following uses are permitted;

RANGE OF PRIMARY PERMITTED USES

Triplexes, small scale community facilities, stacked townhouses, Fourplexes, Low-Rise apartments, emergency care establishments, rooming houses, supervised correctional residences

SECONDARY USES - INTERSECTS WITH NEIGHBOURHOOD CONNECTOR

Mixed-use buildings

PERMITTED HEIGHTS:

Using the same approach to determine the permitted heights the following applies;

Using Singleton Avenue to determine the heights (Neighbourhood Connector)

Table 11 - Range of Permitted Heights in Neighbourhoods Place Type

Minimum: 2 storeys

Maximum: 3 storeys

Bonus: Up to 4 storeys

Using Southdale Road to determine the heights (Civic Boulevard)

Minimum: 2 storeys

Maximum: 4 storeys

Bonus: Up to 6 storeys

NATURAL HERITAGE:

Map 5 identifies an area of 'Significant Valley Lands' in the north west corner of the site.

Significant Valleylands and Valleylands (pg. 349)

1325_ Valleylands are defined as a natural area that occurs in a valley or other landform depression that has water flowing through or standing for some period of the year, and includes rivers, streams, other watercourses and ravines.

Further evaluation may be required into the individual valleylands.

Identification of Significant Valleylands (pg. 350)

1330_ Development and site alteration shall not be permitted in significant valleylands unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.



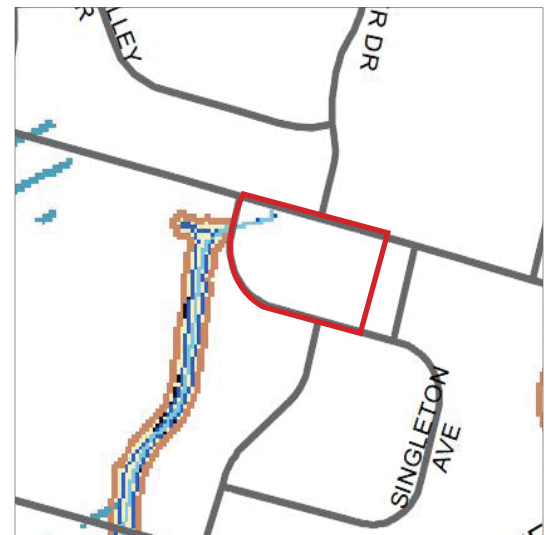
MAP 5 - NATURAL HERITAGE

Map retrieved from the City of London's website on May 10, 2016.

LEGEND

 Significant Valley Lands

 Watercourses



MAP 6 - HAZARDS & NATURAL RESOURCES

Map retrieved from the City of London's website on May 10, 2016.

LEGEND

 Conservation Authority Regulation Limit

 Regulatory Flood line

 Watercourses

THE LONDON PLAN (THIRD DRAFT)

May 2016

Map 6 identifies the watercourse within the subject site and the Conservation Authority Regulation area further west. The Regulatory Flood Line on the subject site could potentially effect development potential as retirement homes are not permitted in the flood plain.

Flood Plain Lands (pg. 369)

1430_ In addition to the Flood Plain policies of this Plan, all flood plain lands are subject to the regulations administered by the appropriate conservation authority pursuant to the Conservation Authorities Act. Under these regulations, development and site alteration is prohibited unless prior written consent has been received from the conservation authority.

There is a 'Proposed Route' for Active Mobility through the subject site (as shown on Map 4). Active Mobility includes the following

Active Mobility (pg. 446)

Active mobility means human-powered travel, including but not limited to walking, cycling, inline skating, skateboarding and travel with the use of mobility aids for those who need them. Transit ridership is often seen as a form of active mobility, because every transit trip begins and ends with a walk. The active mobility network includes sidewalks, crosswalks, cycling lanes, designated streets and multi-use pathways to accommodate active transportation.

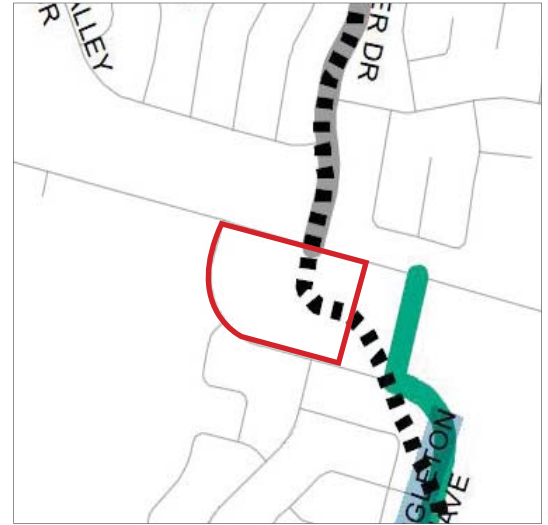
BOSTWICK EAST NEIGHBOURHOOD:

The subject site is located within the Bostwick East neighbourhood (Site Specific Policy, Map index 57 on Map 7).

Paragraph 976 identifies that the development of a Senior Citizen's home is permitted within the subject site. It does not specify the address or the exact location.

Bostwick East (pg. 259)

976_ For a portion of lands located on the south side of Southdale Road West, opposite Andover Drive, a maximum building height of eight storeys will be permitted provided the development is designed and occupied for senior citizens' housing.

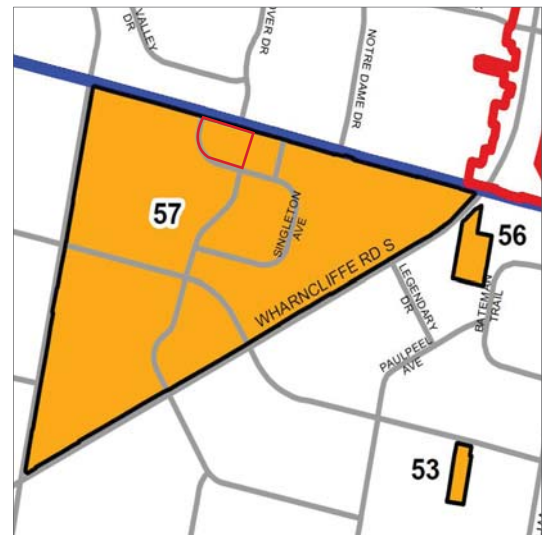


MAP 4 - ACTIVE MOBILITY NETWORK

Map retrieved from the City of London's website on May 10, 2016.

LEGEND

■ ■ Proposed Route



MAP 7 - SITE SPECIFIC GUIDELINES

Map retrieved from the City of London's website on May 10, 2016.

CITY OF LONDON ZONING BY-LAW Z.-1

The subject site are zoned as Residential R5, R6 and R7 Zone and are subject to regulations established in Section 5 of the City of London Zoning By-law Z.-1. Sections 9,10 and 11 provide further information on permitted uses within these zones. The R6 Zone permits the below development.

medium density development in various forms of cluster housing from single detached dwellings to townhouses and apartments

Permitted Uses in the R7 Zone include the following;

- a) Senior citizen apartment buildings;
- b) Handicapped persons apartment buildings;
- c) Nursing homes;
- d) Retirement lodges;
- e) Continuum-of-care facilities;
- f) Emergency care establishments

Table 11.3 provides zoning regulations for the Residential R7 Zone variations (including lot frontage, depth, minimum setbacks, etc).

SUMMARY OF TABLE 5.3 REGULATIONS

R7

- Minimum lot area: 1000 m²
- Minimum lot frontage: 25 m
- Minimum landscaped open space: 30%
- Maximum lot coverage: 35%
- Maximum height: 30m
- Maximum Density: 100 Units Per Hectare

A holding zone (h-53) has been added to the subject site, outlining the following condition;

Zones and Zone Symbols

Section 3.8 - Holding 'h' Zones

h-53 Purpose: To encourage street-oriented development and discourage noise attenuation walls along arterial roads, a development agreement shall be entered into to ensure that new development is designed and approved, consistent with the Community Plan, to the satisfaction of the City of London, prior to the removal of the "h-53" symbol.(Z.-1-041281)



ZONING BY-LAW MAP

Map retrieved from the City of London's interactive online mapping on May 10, 2016.

The subject site is subject to the following Zones:

h-53

R5-4

R6-5

R7

D100

H30

OS4

CITY OF LONDON ZONING BY-LAW Z.-1

The north west of the site has a regulatory floodline within it and as a result is subject to Zoning By-Law OS4.

This Zoning By-Law restricts development. Permitted uses are identified below;

OS4 - The following are permitted uses in the in the OS4 Zone variation:

- a) *Conservation lands;*
- b) *Conservation works (Z-1-051390)*
- c) *Golf courses without structures;*
- d) *Private parks without structures;*
- e) *Public parks without structures;*
- f) *Recreational golf courses without structures;*
- g) *deleted by Z-1-051390*
- h) *Cultivation or use of land for agricultural/horticultural purposes; (Z-1-051390)*
- i) *Sports fields without structures (Z-1-051390)*

POLICY COMPARISON

The Official London Plan (2014) expects that the majority of future housing development will be low density (62%) and recognizes part of this demand will be to meet the expected aging population.

2.5.3. Housing Demand Forecast

Low density housing is expected to continue to account for the majority (62%) of housing completions. The demographic shifts anticipated in the population profile (aging of population), along with the natural pace of urban growth suggest a gradual shift toward higher density housing demand in the City of London over the next three decades. It is expected that medium and high density housing will account for about 20% each of the total residential construction in the future.

The Plan identifies Downtown for a focus for Seniors outlined in the below policy.

4.1.1 Planning Objectives

viii) Enhance the attractiveness and accessibility of the Downtown for residents and visitors, with particular attention to attracting seniors and families with children.

363 and 355 Clarke Road and the North Longwoods Community are identified as locations for potential Senior Citizens Homes (10.1.3 Specific Areas).

The London Plan (2016) recognizes that London will have a growing aging population. London's current demographics are outlined below in Paragraph 8.

Our Challenge - Planning for Change and Our Challenges Ahead

A Growing Seniors Population (pg. 4)

8_ As the "Baby Boom" generation enters into retirement, their collective impact will be pronounced. In 1996, 20% of the population, or 1-in-5 Londoners, were aged 55+. This number rose to 1-in-4 by 2011 and we forecast that 1-in-3 Londoners will be 55 years old or more by 2035. How can we build an age-friendly city that allows people of all ages and abilities to experience health, wellness and an exceptional quality of life?

To accommodate this aging population The London Plan aims to create a mixed-use compact city to enable 'aging in place'. Aging in Place is a key theme throughout the document.

Aging in Place (pg. 446)

Aging in place means the ability for people to continue to live in their neighbourhood through all stages of their life and still be mobile and independent, and experience a quality of life they know and enjoy for their housing needs, community supports, recreation, leisure, social, cultural and spiritual activities in the community.

The London Plan 2016 again identifies Downtown as a focus for Senior living, befitting from its central location and connections.

Place Type Policies - Urban Place Types – Downtown

Our Vision for the Downtown Place Type (pg. 189)

796_ Our Downtown will be an exceptional neighbourhood unto itself - with housing, services, and amenities targeted to serve a wide spectrum of lifestyles such as families, seniors, and young adults. The shared economy will thrive in our core, including such features as shared office and work space, as well as shared car and bicycle fleets. Our Downtown will be the most highly connected location in the entire city, being the hub for rapid transit, rail, high speed rail, and the multi-use pathway along the Thames River. Downtown will offer the city's premier pedestrian experience.

The Plan recognizes the opportunity for intensification in existing neighbourhoods as a tool to enable 'aging in place'.

Bostwick East and North Talbot Community are identified as locations for Senior citizen's housing.

POLICY CHANGE SUMMARY

Both plans; The Official Plan and The London Plan identify the Downtown areas as the focus for the development of Senior Citizens Homes.

The London Plan provides additional information regarding how Seniors fit in to the overall City objectives through their 'aging in place' initiative. By creating a compact, healthy, mixed use city, there is presumption in favour that there will be facilities for Senior Living available in the Downtown and through considered intensification opportunities within the neighbourhood areas.