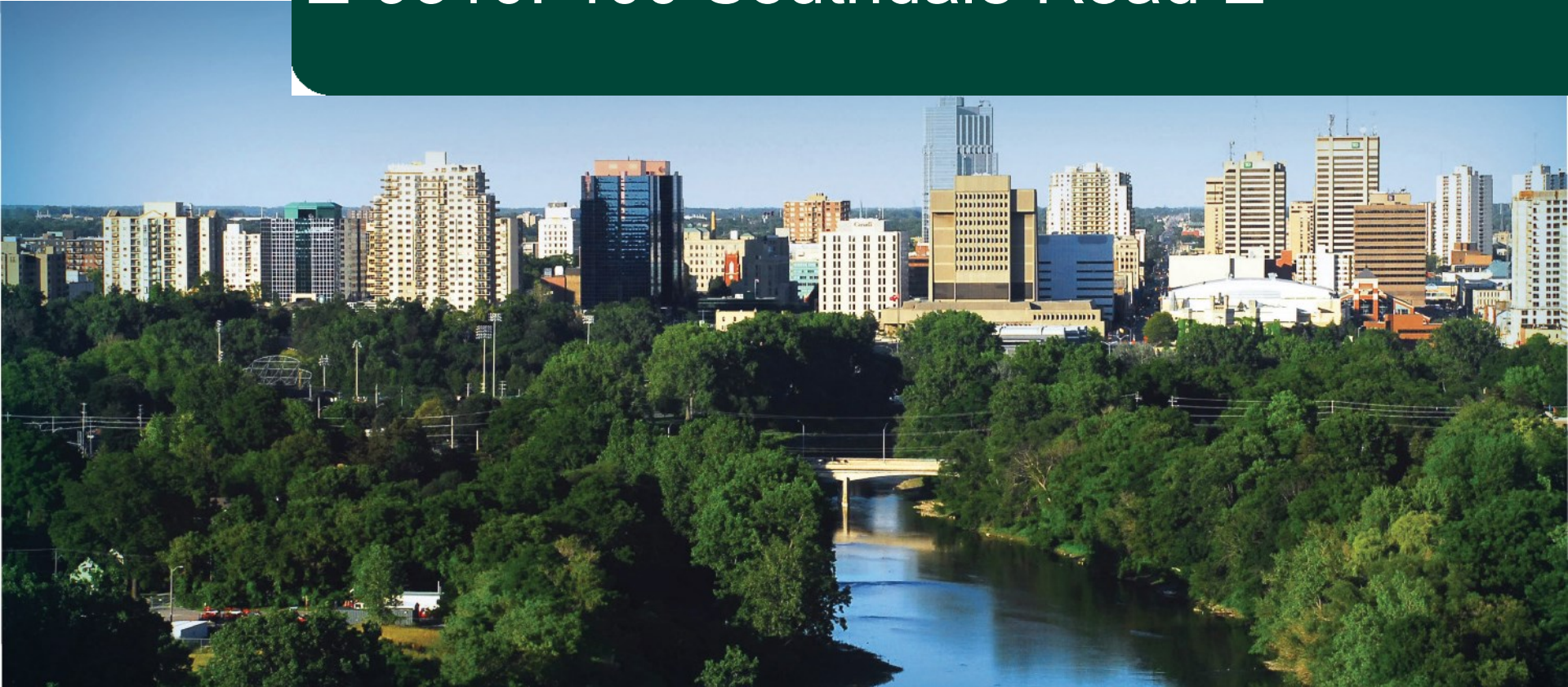




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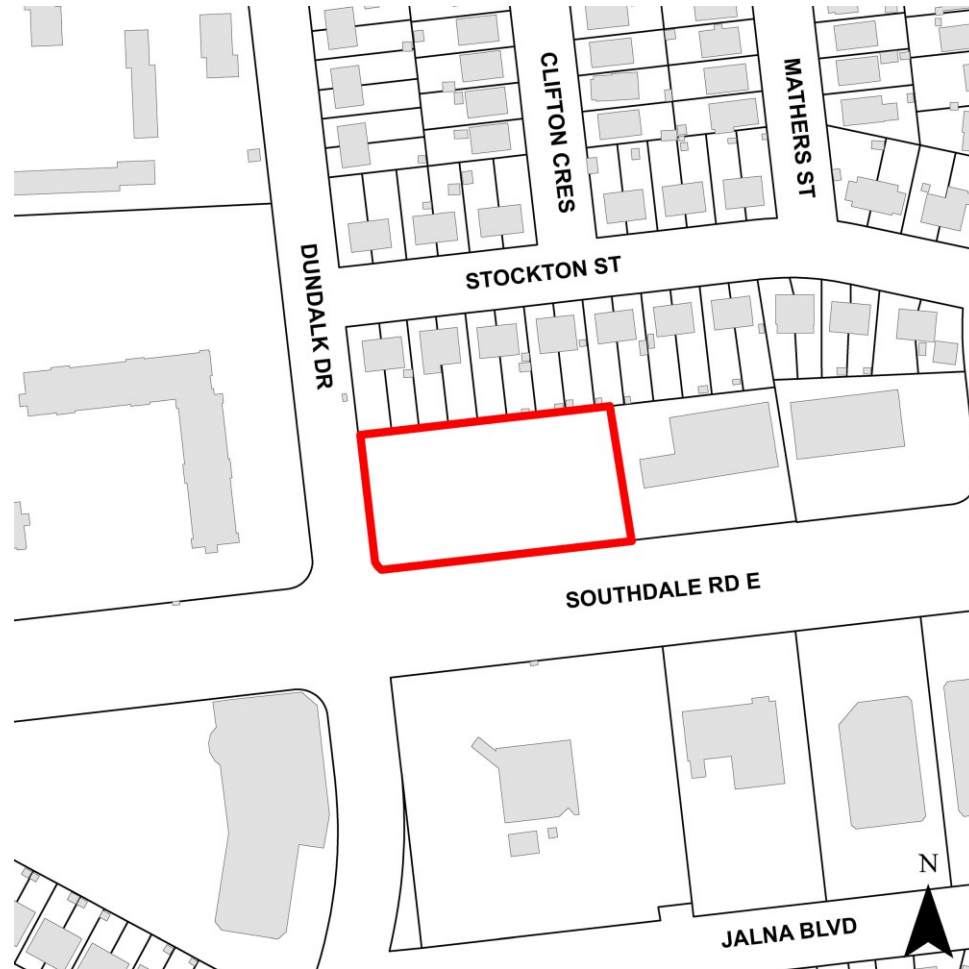
Z-9310: 400 Southdale Road E



City of London
July 26, 2021



Subject Site



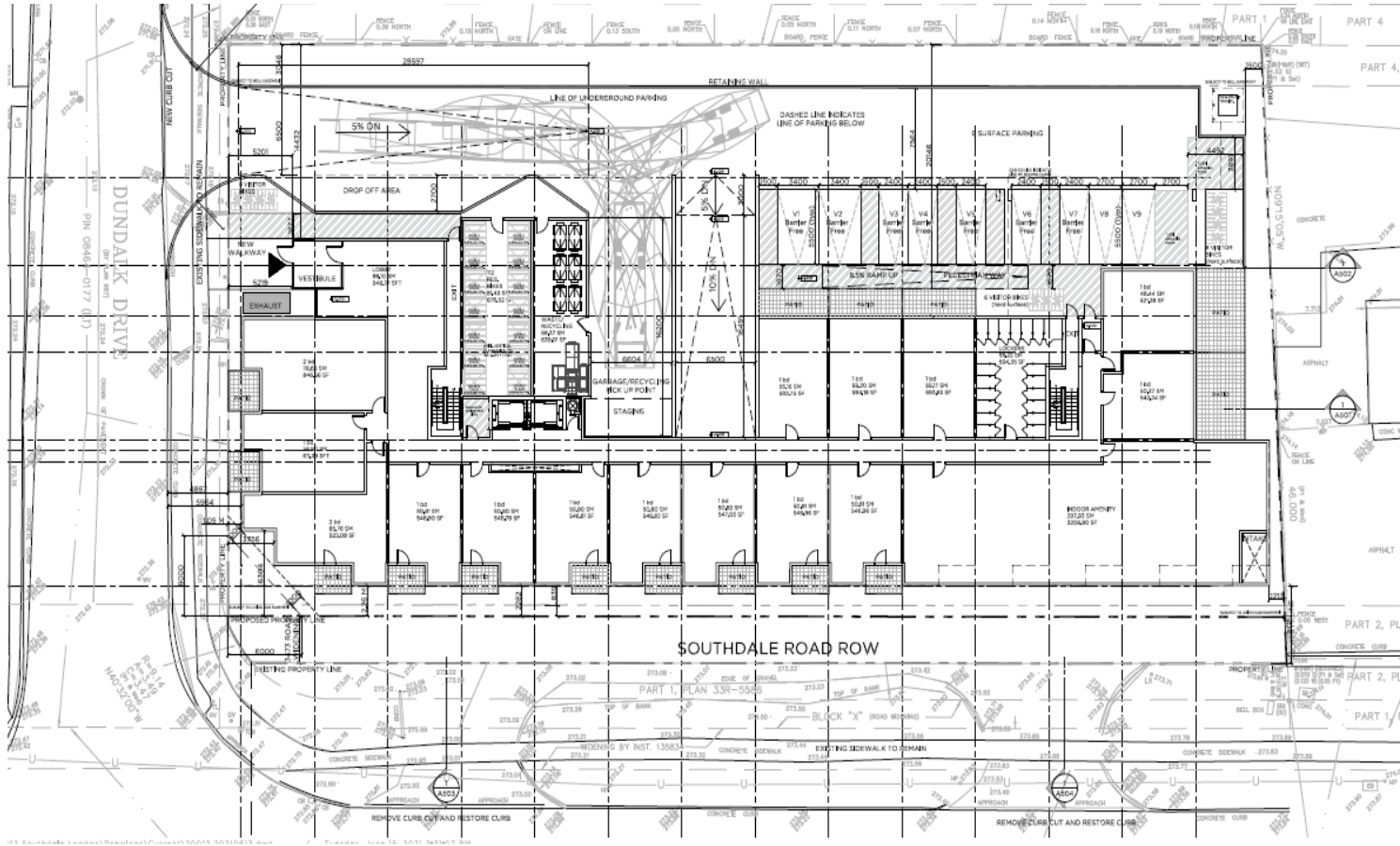


Original Proposed Development





Revised Proposed Development





Revised Proposed Development





Neighbourhood Concerns

- *Proposed Use*
- *Over Intensification*
- *Traffic*
- *Safety*
- *Privacy*
- *Noise*
- *Parking*
- *Characteristics of Neighbourhood*
- *PDC Sanitary Pipe*
- *Property Values*



Policy Snapshot

The London Plan

- Neighbourhood Place Type
- Permits stacked townhouses, fourplexes, low-rise apartments, emergency care establishments, rooming houses, and supervised correctional residences Maximum of 4- storeys and up to 6-storeys with bonusing

1989 Official Plan

- Neighbourhood Commercial Node
- Multi-Family High Density Residential Uses may also be permitted through a Zoning By-law Amendment



Use

- The proposal contributes to a mix of housing types and provides choice and diversity in housing options for both current and future residents along with affordable housing.
- There are no new roads or infrastructure are required to service the site, making efficient use of land and existing services.
- This not out of place in the neighbourhood and its impact would be mitigable.
- The proposal is in keeping with the Neighbourhoods Place Type
- Staff is satisfied the proposed apartment building use is in conformity with the 1989 Official Plan



Intensity

- This facilitates the redevelopment of an underutilized site within a settlement area
- This supports the Province's goal to achieve a more compact, higher density form of development, consistent with the PPS.
- The proposed maximum 7-storey apartment building contributes to the overall form of the development in the area which is considered appropriate
- The development is sensitive to the adjacent land uses through the building orientation, landscaping, parking area and step-backs in the building
- Staff is satisfied the proposed intensity and scale of development is in conformity with the 1989 Official Plan



Form

- The recommended intensification of the subject lands would optimize the use of land and public investment in infrastructure in the area
- The proposed site layout locates the building at the corner of Southdale Road East and Dundalk Road toward the front of the property with reduced setbacks to create a strong street wall along these portions of the property
- The parking area and landscaping to the rear of the property which provides a transitional buffer between the residential to the north and the proposed building.
- The overall development uses step-backs and a variety of different materials and articulation to help reduce the overall massing of the buildings and create a pleasant and interesting pedestrian environment while reducing large expanses of blank walls along the streets and internal to the site



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Form





Form

- The proposed form of development has made a strong effort to maintain a scale and rhythm that responds to the surrounding land uses
- The subject lands are within an established mixed-use area and well serviced by public transit
- The proposed development will encourage intensification to make better use of existing City infrastructure and services, and support existing commercial uses.
- The subject lands are also located along an arterial road where there is sufficient access to transit and the Rapid Transit Corridor further east on Wellington Road, which further supports an increase in density.



Bonusing

- Our Tools policies of The London Plan, Type 2 Bonus Zoning may be applied to permit greater height or density in favour of a range of facilities, services, or matters that provide significant public benefit in pursuit of the City Building goals (*1650_).
- In the 1989 Official Plan under the provisions of Policy 19.4.4, Council may allow an increase in the density above the limit otherwise permitted by the Zoning By-law in return for the provision of certain public facilities, amenities or design features (3.4.3.iv)).

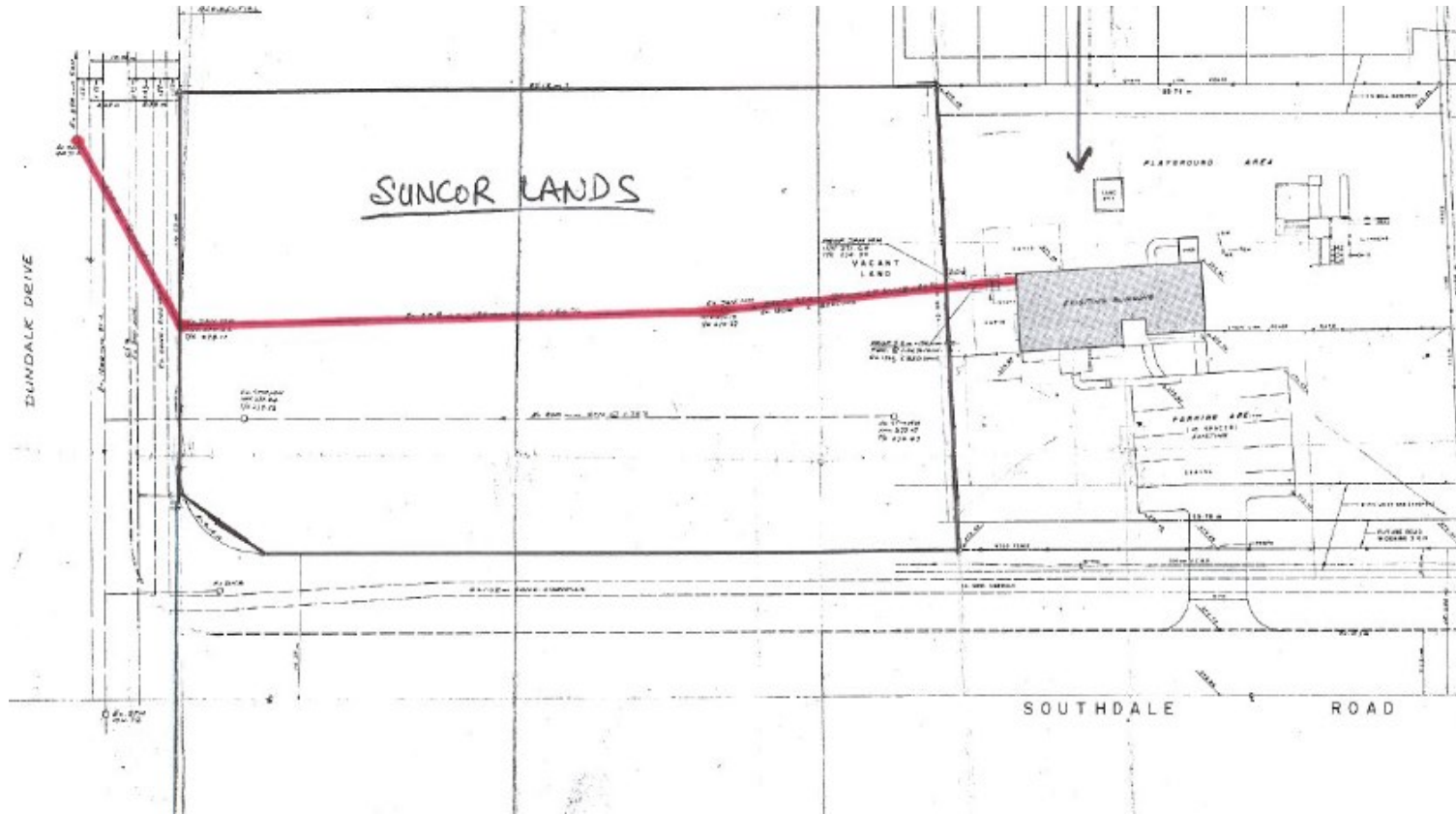


Bonusing

Proposed Bonusing:

- Exceptional Site and Building Design
- Structure Parking Facility
- Affordable housing – transfer of ownership at no cost of four (4) new one-bedroom condominium units

Sanitary PDC





Recommendation

- to add a policy in Section 10.1.3 of the Official Plan for the City of London to permit an apartment building within the Neighbourhood Commercial Node designation with residential units on the ground floor and an increased density of 462 units per hectare.
- to add a policy to the Specific Policies for the Neighbourhoods Place Type and add the subject lands to Map 7 – Specific Policy Areas – of The London Plan to permit an apartment building with residential uses on the ground floor, a height of 7-storeys (29.2m including the mechanical penthouse) and a density of 462 units per hectare.
- from a Service Station (SS2) Zone to a Residential R9 (R9-1*B-) Zone.
- Special regulations applied through the bonus zone will permit an apartment building with special regulations