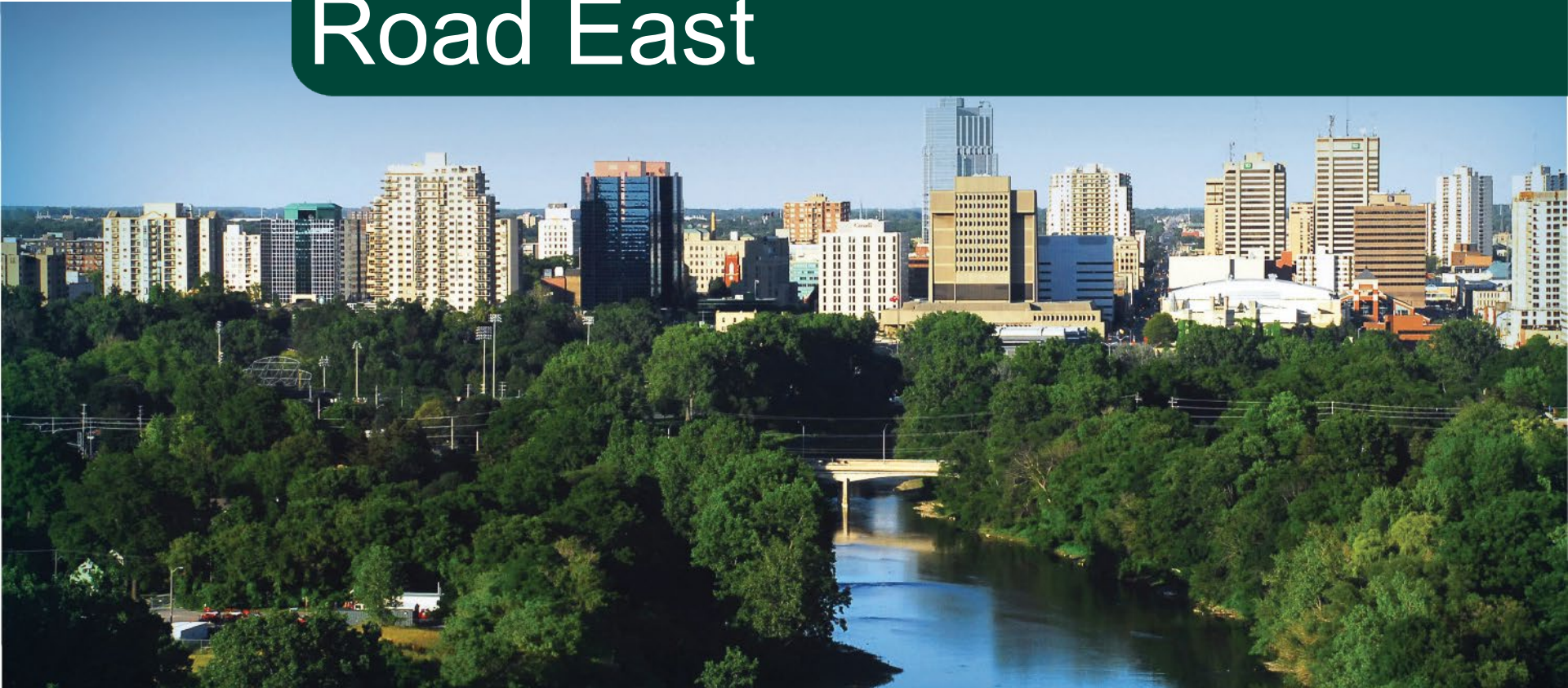




538 and 574 Southdale Road East



Planning and Environment Committee
July 25, 2022
Z-9480/Z-9481(Mansion Homes)

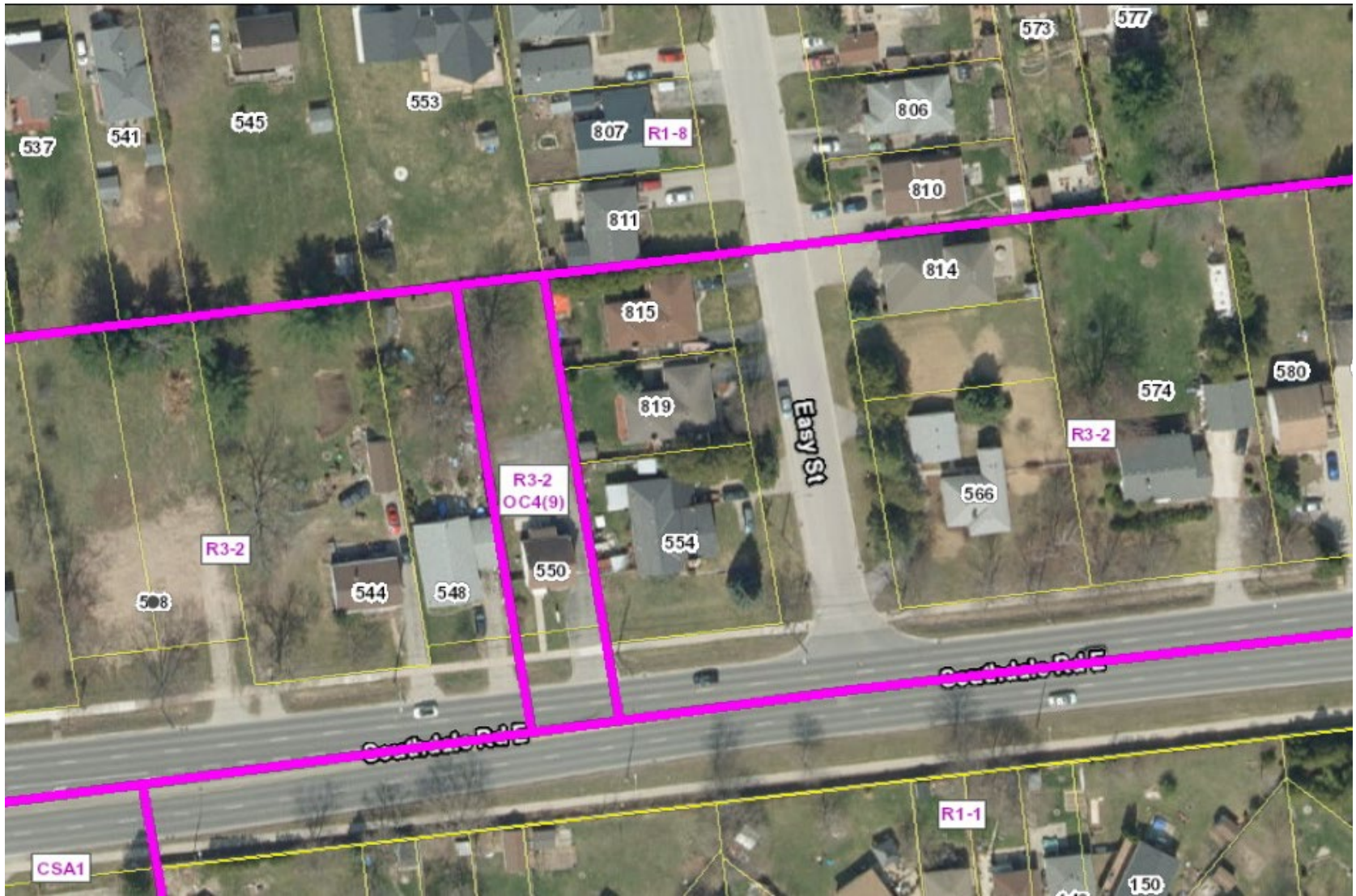


Existing Policies and Situations

- **London Plan** – Neighbourhoods – allows 4 storeys on Civic Boulevard
- With bonusing allows up to 6 storeys- no bonusing requested for these sites
- **1989 Official Plan** – Multi-Family Medium Density Residential – allows 4 storeys and 75 u/ha
- **Zoning By-law Z-1** – Residential R3 (R3-2)
- Maximum height is 12 metres which is the same as requested zones.
- **Existing land uses**
 - 538- vacant and 574-Single Family Detached
- **Surrounding land uses** – single family neighbourhood to the north



Sites – 538 and 574 Southdale Road East



The Proposals

- **538 Southdale Road East**



- **574 Southdale Road East**





Proposal Stats

538 Southdale

- 3.5 storey, back-to-back stacked townhouses with 12 units
- 28.5 metre rear yard – 12 metres required
- 32% landscaped open space
- 29 % lot coverage
- 12 metre height- same as existing zone

574 Southdale

- 3 storey, 8 unit stacked townhouse block and 3 storey, 6 unit stacked townhouse block – Total- 14 units
- 7.36 metre rear yard – 10 metres required
- 41% landscaped open space
- 27% lot coverage
- 10 metre height-lower than existing zone



Zoning Request

538 Southdale

- Residential R5-7()
- Height- 4 storeys (12m)
- Density- 75 u/ha(60)
- Frontage- 29.9 m (30m)
- Front Yard- 1.5 m min(8m)
- Front Yard- 4.5 m max(8m)
- Interior Side Yard-1.8m (6m)
- Parking- 12 (18)

574 Southdale

- Residential R5-7 ()
- Height-4stys (12m)
- Density-70 u/ha (60)
- Front Yard- 1.5m min(8m)
- West Interior Side Yard- 5.4m(6m)
- East Interior Side Yard-3m (6m)
- Parking- 14 (21)

Issues-Infill Development

Agency/Department Issues

- UD-align townhouse blocks with street, side wall design

Public Issues – 161 letters sent, 15 comments

1. Height
2. Density
- 3.Noise
4. Light
- 5.Does not fit in existing neighbourhood
6. Loss of trees
7. Precedent
8. Parking
9. Drainage
10. Garbage



Recommendation

- **APPROVAL**

- 1) **Two site specific by-laws**

- 2) **Requested Special Provisions**

- 3) **Site Plan Issues to be Addressed**

- **Integrate existing, healthy mature trees into proposed landscaped areas**
- **Infill any gaps abutting property boundaries with trees to buffer**
- **Enhanced architectural details on side facades**
- **A minimum 1.5 metre buffer between all paved areas to allow tree plantings and screening**
- **Concentrate the majority of the amenity space in the rear yard**



Reasons for Recommendation

- Good sites for intensification – identified since late 1980's
- Conforms to both London Plan Place Type and 1989 Official Plan
- Existing frontage along Southdale a mixture of housing styles and forms. Needs a consistent design/form approach. Proposals a good option. Urban Design Peer Review Panel Agreed.
- Proposal setback close to street and away from Single family neighbourhood behind
- Close to grocery store, medical centre and transit stop.
- Retention of some of existing tree cover and new plantings important to buffer to the north.
- Rear yard depth important as well for buffering.