



931-1225 Southdale Rd E London & Middlesex Community Housing Z-9544

PEC November 28, 2022



Development Proposal

- 3 six-storey apartment buildings
- Ground floor community uses
- Net gain of 99 units (167 new units, 98 retained, 68 replaced) within both the built area boundary and the primary transit area







Existing Zoning Permissions

- Residential R5-5 Zone
 - Cluster townhomes
- Day Care



New Zone

- Residential R8-4 Zone
 - Apartment buildings (and similar uses)
 - Max Density 75 units per hectare



Additional Uses

- Townhouses
- Day Care Centre
- Community Centre
- Institution
- Assembly Hall
- Conference Facilities
- Studio



Regulations

- Exterior Side Yard (min) - 1.0m
- Height (max) - 18.0m
- Gross Floor Area for All Non-Residential Uses (max) - 500sq.m
- Balconies and Architectural Projections - 0.0m from lot line
- Accessory Structures – Permitted in Front and Exterior Side Yards with a minimum setback of 0.0m from all lot lines



Recommendation

- Approve the new zone with additional permitted uses and special provisions.