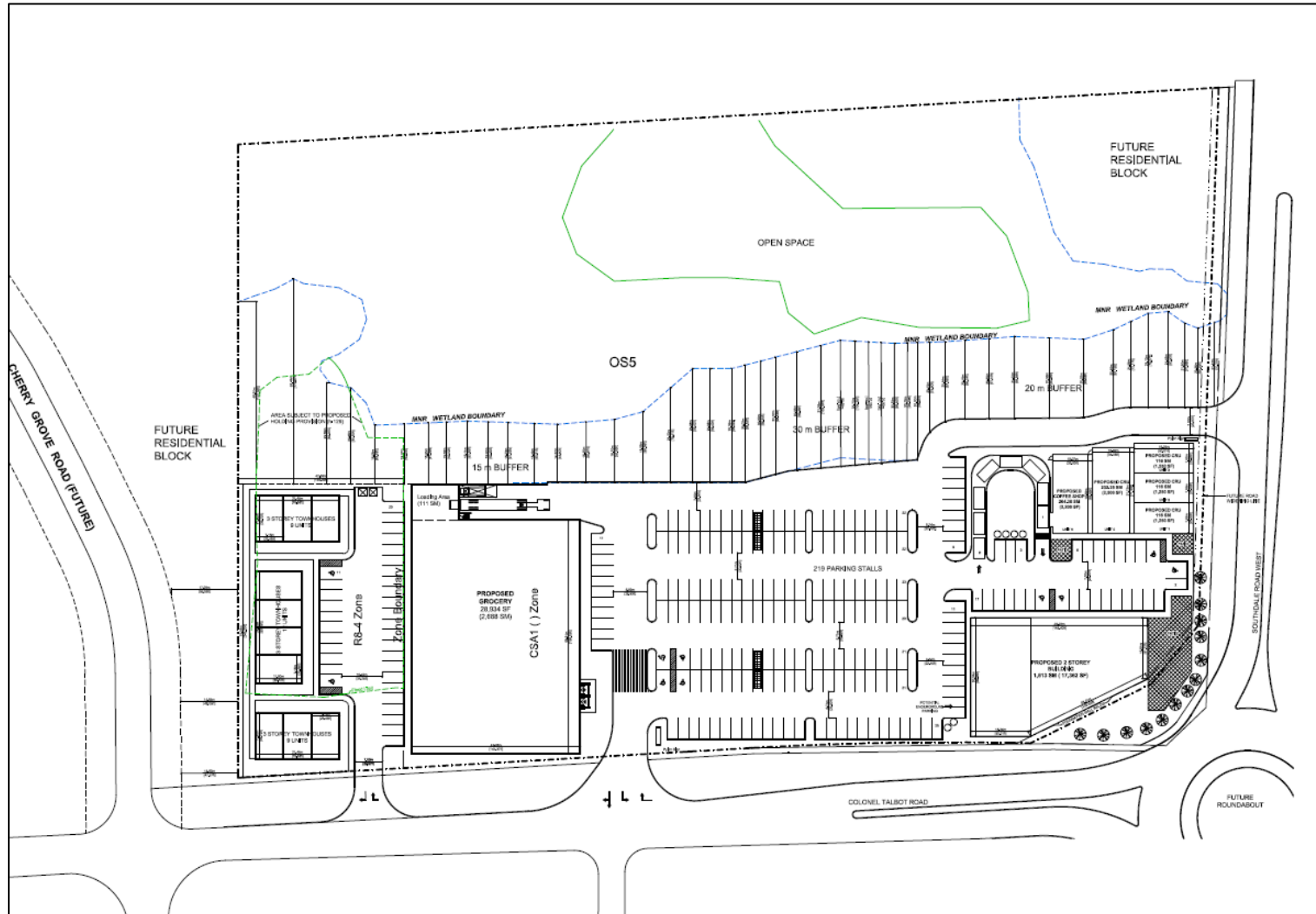


Slide 1 – OZ-9470: 952 Southdale Road West



City of London
November 28, 2022





Slide 4 – Proposed Development



Slide 5 – Proposed Development





Slide 6 – Policy Context

The London Plan

- Special policy as a result of the OLT settlement - permits retail, service and office uses up to a combined maximum floor area of 5,000 square metres
- Developed for a mix of both commercial and residential uses
- Residential uses to orient to future street
- City Design chapter/Shopping Area Place Type will provide direction for this development
- Buffering and/or screening measures to mitigate views of surface parking and to address the interface with lands to north



Slide 7 – Neighbourhood Concerns

The public's concerns generally dealt with the following matters:

- Density
- Noise impacts
- Obstructions of view
- Loss of property values
- Inappropriate use of lands
- Environmental impacts
- Walkability
- Roadways and entrances
- Traffic flow, volume, and safety
- The future of the temporary access from 920 Southdale Road West



Slide 8 – Development Limit and Holding Provisions

- Site contains a Provincially Significant Wetland and cultural woodland
- Originally proposed 10 metre buffer
- Additional review and discussion proposed 30 metre or greater buffer in two sections, and a reduced buffer of 15-30 metres in two other sections
- Parks pathway, as identified in London Plan, to be located in buffer
- This option allows protection of the feature while allowing flexibility for development and application to proceed
- Holding Provisions to address:
 - Final reports accepted by Staff (Final Environmental Impact Study (EIS), Final Hydrogeological Assessment and Water Balance Analysis)
 - Restoration and compensation works to the City's satisfaction
 - Final reports accepted by UTRCA (Final Environmental Impact Study (EIS), Final Hydrogeological Assessment and Water Balance Analysis, Final Hydrogeological Assessment and Water Balance Analysis, Servicing Report, Floodline Analysis and Geotechnical Report)
 - A Section 28 Permit from the UTRCA
 - Construction of a median to restrict access to residential

Slide 9 –Special Provisions

- Staff have recommended several special provisions to facilitate the proposed concept:
 - Front and Exterior Side Yard Depth reductions
 - Density 97 units per hectare
 - Definition of ‘STACKED TOWNHOUSE’ permits units to be stacked three (3) units high, to a maximum height of 13.0 metres or three storeys.
 - The lot line which abuts Colonel Talbot Road shall be interpreted as the front lot line
 - Gross Floor Area of 5000.0 square metres all uses
 - Gross Floor Area of 660 square metres for all Office Uses
 - The primary functional entrance of individual commercial units with frontage on Colonel Talbot Road and/or Southdale Road West shall be oriented to the adjacent street. Grocery stores shall be exempt from this provision.
- There are several special provisions requested by the applicant, detailed in the staff report that are not supported.
 - Rear yard and interior side yard reductions adjacent to OS5 (both zones)
 - Rear yard setback for grocery store abutting townhouses (CSA1 Zone)
 - Parking setback from a road allowance (CSA1)

Slide 10 - Recommendation

