

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee
From: Scott Mathers MPA, P. Eng.,
Deputy City Manager, Planning and Economic Development
Subject: London & Middlesex Community Housing
931-1225 Southdale Road East
Date: November 28, 2022

Recommendation

That, on the recommendation of the Acting Director, Planning and Development, the following actions be taken with respect to the application of London & Middlesex Community Housing relating to the property located at 931-1225 Southdale Road East:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting December 13, 2022 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Residential R5 (R5-5) and Compound Residential R5 and Daycare (R5-5*DC) Zone **TO** a Special Provision Residential R8 (R8-4(_)) Zone.

Executive Summary

Summary of Request

The requested change is the establishment of a Residential R8 (R8-4) Zone with special provisions to provide for three 6-storey apartment buildings with community and service uses at grade.

Purpose and the Effect of Recommended Action

The purpose and effect of the recommendations is to establish the requested Residential R8 (R8-4) Zone with special provisions to provide for three 6-storey apartment buildings with community and service uses at grade.

Rationale of Recommended Action

1. The proposed amendment is consistent with the PPS, 2020 by providing efficient and affordable residential infill;
2. The proposed amendment conforms to the policies of The London Plan including the applicable City Design, Housing and Homelessness Prevention, and Neighbourhood Place Type policies; and,
3. The proposed amendment assists London & Middlesex Community Housing in completing their part of the City's affordable housing development target.

Linkage to the Corporate Strategic Plan

Strengthening our Community – Londoners have access to the services and supports that promote well-being, health, and safety in their neighbourhoods and across the city.

Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change by encouraging intensification and growth at appropriate locations. This includes efficient use of existing urban lands and infrastructure. It also includes aligning land use planning with

transportation planning to facilitate transit-supportive developments and encourage active transportation.

Analysis

1.0 Site at a Glance

1.1 Property Description

The property is four-sided with frontage on both Southdale Road East and Millbank Drive. The longer frontage is along Southdale with the property depth decreasing as one travels eastward. Southdale Road East is a civic boulevard and Millbank a neighbourhood connector, abutting the site.

The site has 166 townhouse uses in blocks of six to twelve. With the exception of one parking lot accessed from Millbank the existing parking on site is located along the Southdale Road East frontage.

1.2 Current Planning Information (see more detail in Appendix D)

- The London Plan Place Type – Neighbourhoods
- Existing Zoning – Residential R5 (R5-5) and Compound Residential R5 and Daycare (R5-5*DC) Zone

1.3 Site Characteristics

- Current Land Use – Cluster Townhouses (166)
- Frontage – 152m
- Depth – 365m
- Area – 4.32ha
- Shape – Quadrilateral

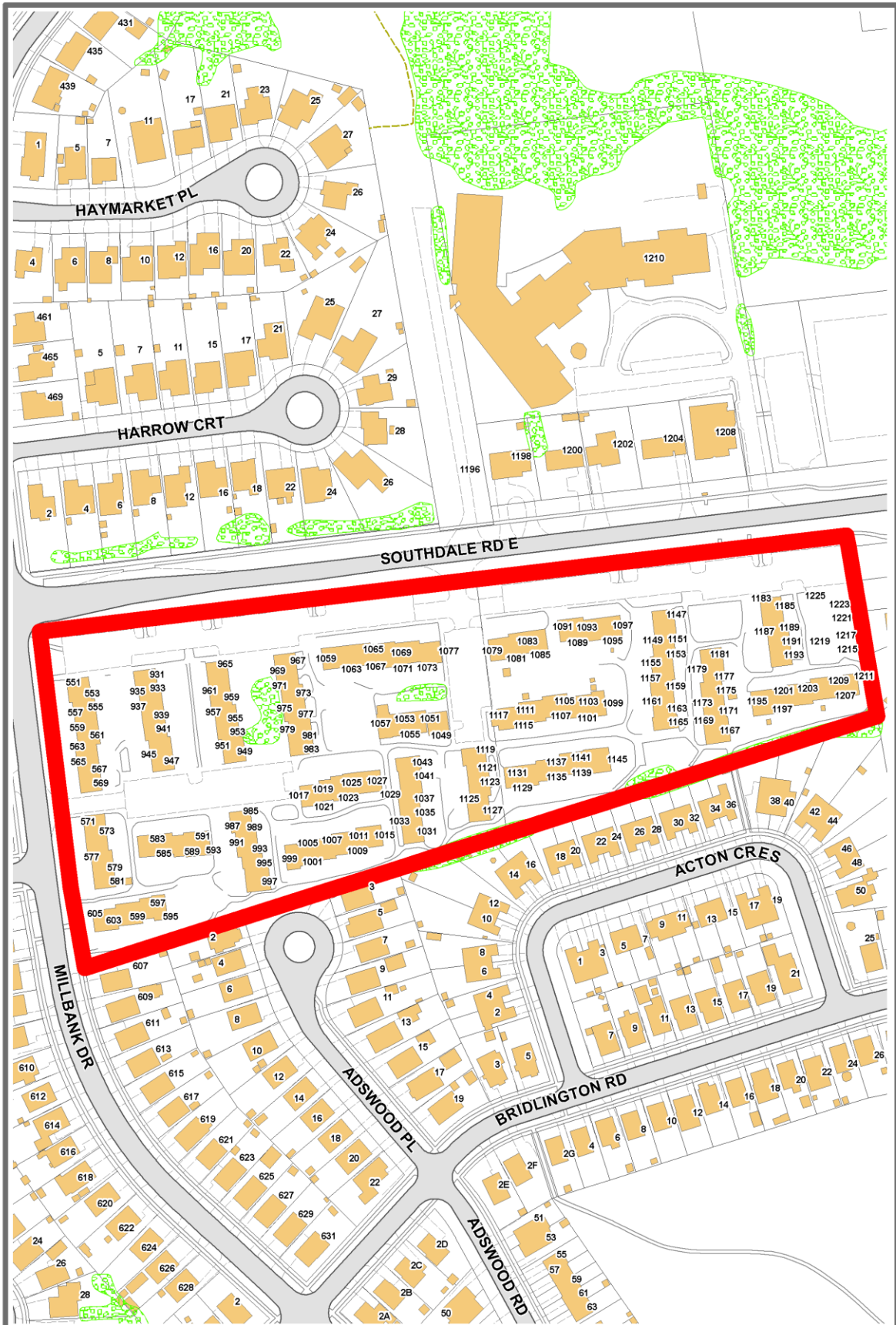
1.4 Surrounding Land Uses

- North – Low Density Residential, Park and Community Facility
- East – Low Density Residential
- South – Low Density Residential
- West – Medium Density Residential

1.5 Intensification

The proposed development would result in a net gain of 99 units (167 new units, 98 retained, 68 replaced) within both the built area boundary and the primary transit area.

1.6 Location Map



LOCATION MAP

Address: 931-1225 Southdale Road East

File Number: Z-9544

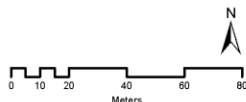
Planner: Leif Maitland

Date: 2022/10/25

Corporation of the City of London
Prepared By: Planning and Development

Legend

- Buildings
- Assessment Parcels
- Submitted Under Review Subdivisions
- Driveways/Parking Lots



Scale 1:2000

2.0 Description of Proposal

2.1 Development Proposal

The proposal involves the replacement of 68 existing townhouse units on the site with three 6-storey, 18 metre apartment buildings. This would maintain 98 of the existing townhouses while creating 167 new apartment units for a total of 265 units on the site at full buildout. The proposed redevelopment contains a total Gross Floor Area (GFA) of 24,280 sq. m, including 4,648 sq. m of existing townhouses. The apartment units proposed range from 1 to 4-bedroom.

The proposal will have a total Building Floor Area of approximately 7,986.9 m² (a minor increase from the existing 7,810 m²). The full density at building will be 65 units per hectare and increase from the 39 units per hectare of the current exclusively townhouse arrangement.

The ground floor of the proposed development includes non-residential uses, including London & Middlesex Community Housing office and community partner space for social development uses. The ground floor also contains indoor amenity areas, residential lobbies, garbage and moving rooms, maintenance workspace, mechanical and electrical rooms, storage, and mailrooms.

The proposed redevelopment will provide a total of 167 new affordable units. The proposed breakdown includes 3 one-bedroom units (2%), 47 two-bedroom units (28%), 100 three-bedroom units (60%), and 17 four-bedroom units (10%). This unit breakdown includes a significant portion of multi-bedroom units needed for larger families. A total of 229 parking stalls, including 157 new and 72 existing parking spaces, are proposed.

2.2 Development Phasing

The application seeks permission for the development of 3 apartment buildings; however, the applicant has indicated the approach is to phase the development by building the apartment buildings individually starting from the corner of Millbank and proceeding eastward one building at a time.

Phase 1 requires demolishing 18 existing townhouse units and constructing the first apartment building (Building A) with 6,544 m² of GFA and 53 apartment units. Phase 2 will replace a further 30 existing townhouse units and constructing a second apartment building (Building B) with 6,544 m² of GFA and 57 apartment units. Phase 3 requires demolition of 20 townhouse units to construct the final apartment building (Building C) with 6,544 m² of GFA, and 57 apartment units.

This approach would result in multiple site plan approval applications while delaying the demolition of units. As such, a phased approach reduces the numbers of, and time for which, residents are relocated.

2.3 Development Concept



LEGEND:

- Proposed Building
- Existing Building
- Demolished Building
- New Tree
- Existing Tree
- New/Relocated Garbage
- Existing Garbage
- New Parking Space
- Existing Parking Space
- 5 Short Term Bicycle Parking Spaces
- Primary Entrance
- Secondary Entrance

UNIT AND PARKING STATS:

Existing: 192 existing spaces* (1.16/unit) - 120 demolished = 72 spaces
 Parking Required: 98 Townhouse Units x 1.0 space/unit = 98 spaces
 167 Apartment Units x 0.75 spaces/unit = 125 spaces
 Total Required = 223 spaces
 Parking Provided: 157 new + 72 existing = 229 spaces

Note: The zoning bylaw requires 1.5 spaces/unit for townhouses

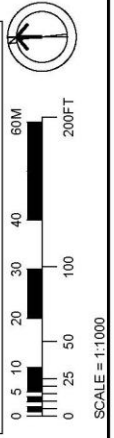
SITE STATS:

	EXISTING	PROPOSED
# of Units	166 townhouse units	98 townhouse units 2-Bed: 17 3-Bed: 66 4-Bed: 15
		167 apartment units 1-Bed: 3 2-Bed: 47 3-Bed: 100 4-Bed: 17
		Total Units: 265
Property Area	4.32 hectares	4.1 hectares
Density	38.4 units/hectare	64.7 units/hectare
Height	±7m	16.4m
Building Floor Area	7,810 m ²	7,986.97 m ²
Parking	192* spaces (1.2/unit)	229 spaces (0.86/unit)

* Excludes 8 former parking spaces currently occupied by waste receptacles

ABBREVIATIONS:

- TH TOWNHOUSE
- EXIST EXISTING
- SB SETBACK



CURBAN | GACSA | ISLOTE ARCHITECTS
 TEL: 905-301-8800
 11 JAMES ST. NORTH, SUITE 301, HAMILTON, ONTARIO L8R 2K7

ZBA Master Plan

August 17, 2022

REIMAGINE Southdale
 931-1225 Southdale Road East / 551-605 Millbank Drive
 London, Ontario

LONDON & MIDDLESEX COMMUNITY HOUSING



3.0 Relevant Background

3.1 Planning History

This Zoning By-law Amendment application is the first application for this site under The London Plan.

In 2011 a temporary zone was established to allow a Family Health Nurse Practitioner-Led clinic operating from the residential unit at 1057 Southdale Road East with no additional parking required for temporary period not exceeding three years. In 2014 the temporary zone was extended for a further three years. In 2017 the temporary zone was not re-extended and, as a result, the permissions have lapsed. The applicant has indicated clinic uses are not included within the sought community uses in the new development.

3.2 Requested Amendment

The requested amendment is a Zoning By-law amendment intended to conform to The London Plan. The requested amendment seeks:

- a new zone to allow apartment buildings and a greater development density given the location and context of the parcel;
- additional use permission to allow the retained townhouses to continue and include community uses within the ground level of the new apartment buildings
- special provisions to allow a decreased setback along Southdale Road East, increased height, and otherwise account for the aforementioned community uses.

A detailed review of each specific regulatory requested is detailed in section 4.0 below.

3.3 Community Engagement (see more detail in Appendix B)

On September 22, 2022, Notice of Application was sent to 276 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on September 22, 2022. A “Planning Application” sign was also posted on the site.

The one reply received was in support of the application. The respondent noted that the need for affordable housing is dire in the City and that redevelopment like this increases the housing stock both in volume and quality.

3.4 Policy Context (see more detail in Appendix C)

The Provincial Policy Statement (2020) provides overarching policy for planning within the province. A strong focus of those policies is efficient land use and healthy communities. Revitalization of affordable housing like that provided for through the requested re-zoning achieves both of these goals. Policy 1.1.1 outlines the broader goals of efficient development (e – most specifically). While Policy 1.4.3 speaks more directly to the need for affordable housing mix within a municipality’s housing offerings.

3.5 The London Plan

The Neighbourhoods Place Type within which the site is located calls for a range of residential and small-scale community uses dependent on the street classification at a given location. The site is located at the intersection of a Civic Boulevard and Neighbourhood Connector which provides permissions for up to 6 storeys of residential and small-scale community facilities, office, retail and services uses outlined in tables 10-12. The policies of the Place Type also guide infill development to be sensitive to the neighbourhood by providing transition and directing intensity to higher-order streets.

Affordable housing policies are provided by The London Plan for consideration in applications such as this. Policy 520 notes the need for smaller scale developments that are inclusive of other supportive use. Policy 521 notes that bonusing (now removed formally) or other measures to increase the developability of land should be considered to achieve affordable housing.

3.6 City Affordable Housing Goals

The City of London established a goal in 2021, of 3000 affordable units to be developed by 2026. This development would create a net increase of 99 affordable units (exceeding the proscribed goal of 50 for LMCH intensification) on this one site alone.

4.0 Key Issues and Considerations

4.1 Establishing a New Zone

The present Zoning applied to the site reflects the existing townhouses and permits cluster townhouse and cluster stacked townhouses through the Residential R5 (R5-5) Zone. A sliver of the property also has a compound Residential R5 and Day Care (DC) Zone.

The London Plan policy for this site allows for mid-rise development through the place type which permits up to 6-storeys (Table 11). Policies of the City Design chapter as well as 953 within the Neighbourhoods Place Type direct developments to demonstrate consideration for their surroundings. Section 2.3 shows the concept provided which locates the newer and greater intensity along the higher order street (Southdale Road East). This approach provides new development in a neighbourhood-sensitive and policy supported location while increasing the development from a low-density to medium-density site.

The applicant is seeking the Residential R8 (R8-4) zone variation which permits low-rise apartment buildings to a density of 75 units per hectare. The Residential R8 zones stated purpose is to accommodate medium density residential uses in a form respectful of other adjacent residential uses. The zone proposed permits apartment buildings and other specialized housing forms while in all variations permitting a density of less than 75 units per hectare. The proposal would provide a density of 65 units per hectare in an apartment building form with the adjacent townhouses (existing and to be maintained) on the same site.

There is no Zone available which combines the mix of uses requested and as such the Residential R8 Zone is the closest in terms of the residential uses and medium density proposed. To accommodate the additional non-residential uses special provisions have been requested and are discussed below.

The requested Residential R8-4 zone variation is an appropriate zone to accommodate the use proposed and implement the policies of the London Plan and is recommended.

4.2 Additional Permitted Use Permissions

The application seeks additional permissions beyond those provided by the sought Residential R8 Zone. The base zone sought allows only for stacked townhouses and apartment buildings. As a contemporary housing provider London & Middlesex Community Housing is seeking a suite of uses that create a complete community on site and offer space for community gathering in the neighbourhood in keeping with policies 924 and 926 of The London Plan.

The requested additional permissions are for:

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

The first two permissions, for townhouses and day care centre are intended to maintain the existing uses on site. In order to prevent complications maintaining the uses on site which have been operating without issue to this point, this permission is provided.

The balance of the uses is non-residential in nature and can be categorized as community facility or service uses. The community centre and institution uses in particular are broad so as to allow for the diversity of wraparound necessary to support affordable housing residents. These uses can also duplicate as community facilities for the neighbourhood as a whole.

The Neighbourhoods Place Type allows for retail, service and office uses at the intersection of civic boulevards and neighbourhood connectors in addition to small-scale community facilities on any neighbourhood connector. The studio use proposed would fall within this categorization and allow for a broader understanding of what community uses on the site are.

Given the City objectives for complete communities (London Plan policies 59 and 61) and the supportive nature of the uses requested the additional permissions sought by the applicant are recommended.

4.3 Front and Exterior Side Yard Setbacks

The applicant has requested three regulatory amendments to reduce the setback of the elements of the development from Southdale Road East. Specifically, the application requests:

- A minimum exterior side yard of 1.0m
- A minimum accessory structure setback of 0.0m
- A minimum balcony and architectural projection setback of 0.0m from the lot line

A broader discussion is needed as to why the buildings are located on the site as proposed. In short, the City Design policies of The London Plan direct development to this location.

253_ Site layout should be designed to minimize and mitigate impacts on adjacent properties.

256_ Buildings should be sited so that they maintain and reinforce the prevailing street wall or street line of existing buildings.

261_ Buildings at corner sites should be oriented towards the higher-order street classification.

269_ Buildings should be sited to minimize the visual exposure of parking areas to the street.

290_ Buildings located on corner sites should address the corner through building massing, location of entrances and architectural elements.

295_ Residential and mixed-use buildings should include outdoor amenity spaces.

298_ Design measures relating to building height, scale and massing should be used to provide a transition between development of significantly different intensities, considering the existing and planned context.

The development's approach by locating the buildings as proposed is able to create a streetwall along Southdale Road East while screening parking and providing amenity spaces on site. By seeking relief specific to Southdale Road East the development is addressing the higher order street as directed to do by policy. Locating the building's as close to Southdale as possible also provides a transition for existing development within the site and the neighbourhood more broadly. It is within this policy context that the more detailed regulatory amendments are considered.

The minimum exterior side yard regulation applicable to the site under the requested

zone would require a front and exterior side yard setback of 8.0m (based on a height of 18.0m and the base regulation of 6 metres plus 1 metre per 10 metres of main building height or fraction thereof above the first 3.0 metres). This large setback is to prevent overlook on other residential properties across smaller streets. The front yard created by such a set back does not provide a quality amenity space on larger streets (such as Southdale Road East) which also provide much of the setback to neighbouring uses otherwise achieved by the regulation.

The accessory structure regulations contained with 4.1 of the Zoning By-law limit the location of all accessory structures and only permit accessory structures in the front or exterior side yard if they are gatehouses or parking structures. The inferable presumption in the regulation is that accessory structures expected within residential areas are specific to low-density residential areas for the benefit of an individual homeowner and not, as in the case of the proposal shade structures for broader use. While it may be appropriate to prevent such structures from locating on the front lawn of a house with ample rear-yard space in the case of this development the shade structure proposed makes the front and exterior yard more usable. The minimum setback is reflective of the location in the proposal which abuts the daylight triangle provided.

The projection of balconies into yards is regulated under 4.27 of the Zoning By-law. Balconies on apartment buildings are generally required not to project within 3.0m of the lot line (less than the requested exterior side yard setback). There is no lot line requirement for balconies on other residential types. In order to allow the possibility of balconies which provide an outdoor amenity space among other benefits to the resident the applicant has requested that the balconies be treated as a balcony on any other housing for would be.

Given The London Plan policies directing development towards Southdale the amendments to exterior side yard, balcony projection and accessory structure location are recommended as requested.

4.4 Height

The base R8-4 zone has a standard permitted height of 13.0 metres. The proposed development is 6-storeys in height with a requested permitted height of 18.0 metres. 18.0 metres is required to ensure a mixed-use building with non-residential uses at grade can fit within the envelope. The development proposal locates the highest parts of the development adjacent Southdale Road East minimizing the impacts of any increase on the abutting properties.

A permitted height of 18.0 metres is recommended as requested.

4.5 Non-Residential Use GFA

Although permission for the community and service uses (characterized hereafter as non-residential uses) is recommended a regulatory limit on their scale is required. No numerical value is proposed as a limit for small-scale community uses within The London Plan. Some of the uses proposed can also be considered ancillary to the housing provided by the applicant London & Middlesex Community Housing.

The London Plan does provide two limits for retail, office and service uses, specifically a maximum of 200m² of these uses at the intersection of a civic boulevard and neighbourhood connector, a maximum of 2000m² of these uses at the intersection of a civic boulevard and other arterial road classification.

The applicant has requested a maximum of 500m² for all non-residential uses. Recalling that some of these proposed uses are explicitly community uses, the service uses would be capped at 200m² for the property under The London Plan given the intersection where the property is located. This is of a similar scale but less than that requested. Understanding the purposes of these measures is to ensure such uses are available to all neighbourhoods its important to consider the ability of other intersections in the neighbourhoods to provide these uses. The nearest intersection to the site of two civic boulevards is that of Southdale Road East and Pond Mills where nearly half of the

intersection is unable to provide service (and other uses) given the environmental protection afforded the land as an Environmentally Significant Area (ESA). This leaves approximately 1000m² of retail, office and service use to be found elsewhere in the neighbourhood. It is given this context that 500m² of non-residential uses can be deemed appropriate.

Given the community uses permissions requested and the neighbourhood's ability to accommodate retail, office and service uses elsewhere the requested maximum GFA of 500m² for non-residential uses is recommended.

More information and detail are available in Appendix B and C of this report.

5.0 Conclusion

The requested amendment for 931 Southdale Road East would allow for a variety of community uses in addition to three 6-storey apartment buildings. With a proposed built-out density of 65 unit per hectare the Residential R8-4 Zone with special provisions to allow for the additional community uses and maintain the existing townhouse uses is an appropriate zone to implement the proposal. The requested amendment is recommended given its ability to implement London Plan and provincial policies seeking greater housing diversity and intensification, whilst providing benefits to the communities in which the development is proposed.

Prepared by: Leif Maitland
Site Development Planner, Site Plans

Reviewed by: Michael Pease, MCIP, RPP
Manager, Site Plans

Recommended by: Heather McNeely, MCIP, RPP
Acting Director, Planning and Development

Submitted by: Scott Mathers MPA, P. Eng.
Deputy City Manager, Planning and Economic Development

November 21, 2022

\\FILE1\users-x\pdda\Shared\ADMIN\1- PEC Reports\2022 PEC Reports\1_Current Cycle (Nov 28)\FINAL Z9544
931-1255 Southdale Rd E LM 1of1.docx

Copy: Ismail Abushehada, Manager, Development Engineering

Appendix A

Bill No. (number to be inserted by Clerk's Office)
2022

By-law No. Z.-1-22_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 931-1225 Southdale Road East.

WHEREAS London & Middlesex Community Housing has applied to rezone an area of land located at Southdale Road East as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 931-1225 Southdale Road East, as shown on the attached map, from a Residential R5 (R5-5) and Compound Residential R5 and Daycare (R5-5*DC) Zone to a Special Provision Residential R8 (R8-4(_)) Zone.
- 2) Section Number 12.4 Special Provisions of the Residential R8 Zone is amended by adding the following Special Provisions:

) R8-4(_) 931-1225 Southdale Road East

a) Additional Permitted Uses

- i) Townhouses
- ii) Day Care Centre
- iii) Community Centre
- iv) Institution
- v) Assembly Hall
- vi) Conference Facilities
- vii) Studio

b) Regulation[s]

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

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

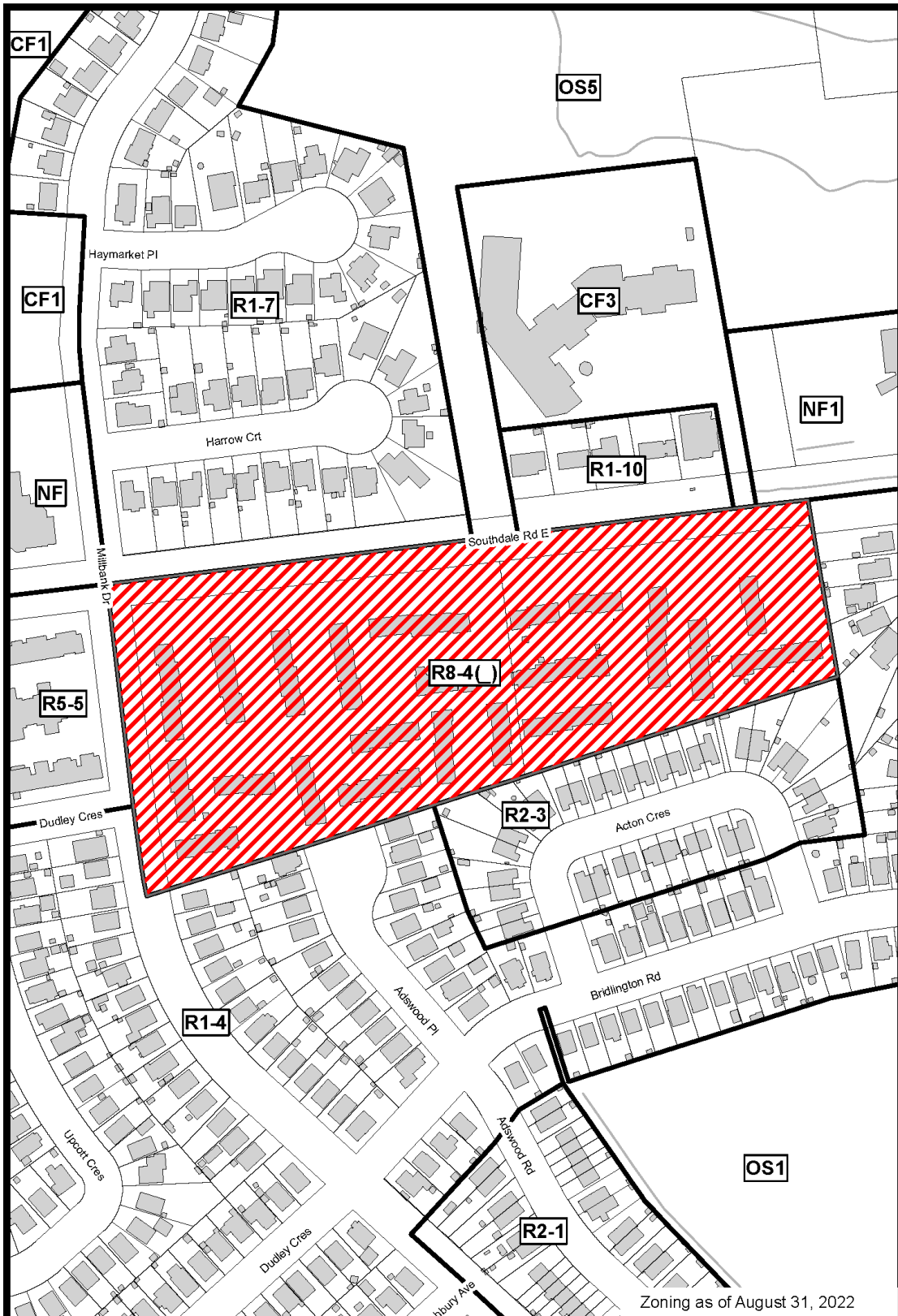
PASSED in Open Council on December 13, 2022.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – December 13, 2022
Second Reading – December 13, 2022
Third Reading – December 13, 2022

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



Zoning as of August 31, 2022

File Number: Z-9544
Planner: LM
Date Prepared: 2022/10/25
Technician: JI
By-Law No: Z.-1-

SUBJECT SITE 

1:2,500

0 12.5 25 50 75 100 Meters



Appendix B – Public Engagement

Community Engagement

Public liaison: On September 22, 2022, Notice of Application was sent to 276 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on September 22, 2022. A “Planning Application” sign was also posted on the site.

1 reply was received.

Nature of Liaison:

931-1255 Southdale Road East – The purpose and effect of this zoning change is to permit 3 six-storey apartment buildings with 167 units in total and a community and office space in the ground-level of the new apartment buildings with 98 of the existing townhouses to be maintained. Possible change to Zoning By-law Z.-1 FROM a Residential R5Zone (R5-5 including a portion additionally zoned DC for Daycare) TO a Residential R8 Special Provision (R8-4(_)) Zone to permit apartment buildings with institution, office and community centre uses. File: Z-9455 Planner: L. Maitland.

Response received:

Good afternoon Leif,

I am writing in response to the request for public feedback on the Reimagine Southdale project to redevelop the LMCH site with 3 small towers.

I have been engaged with housing advocacy in London, and now nationally and internationally, since 2004. First focused on homelessness, now looking at the housing system more broadly. During this time, I have been struck by the increasingly limited housing options for those who are exiting homelessness. Where public housing used to be one component along with affordable housing and low market private rentals, these second and third options have grown increasingly out of reach. Now public housing remains not just the primary exit from homelessness, but one of the only options outside of rent supplements (which are costly and often time-limited).

However, what is the one component of the housing system in Canada’s National Housing Strategy that is not being increased (only maintained)? Public housing. Therefore, if communities want to create more capacity to end homelessness they need to be innovative. The most promising innovation I have seen for increasing public housing stock is using necessary repair/redevelopment moments to increase stock. Toronto has done this significantly over the last 15 years...it’s time London do so as well.

The Southdale site provides the perfect opportunity for combined redevelopment and intensification. With the current site under-utilized, and the units in dire need of repair, the moment is right to do exactly what has been proposed on the site. Providing increased capacity and brand new, modern units provides benefit all around. My only hope is that the work doesn’t stop here, but is replicated at LMCH sites across the community (and quickly, as the urgency of homelessness only grows).

Thank you to your team, to the City of London, and to LMCH for taking this important step in improving and increasing public housing stock. This is what we can do to end homelessness.

Sincerely,

--

Abe Oudshoorn, RN, PhD
Associate Professor & Associate Director (Graduate Programs)
Arthur Labatt Family Chair in Nursing Leadership in Health Equity
Arthur Labatt Family School of Nursing
Room 2304, FIMS & Nursing Building
Western University
London, ON, N6A 5B9
Managing Editor, [International Journal on Homelessness](#)

Agency/Departmental Comments

Ecology: There are currently no ecological planning issues related to this property and/or associated study requirements.

Parks Planning: Parkland dedication is required in the form of cash in lieu, pursuant to By-law CP-9 and will be finalized at the time of site plan approval.

UTRCA: The UTRCA has no objections or requirements for this application.

London Hydro: London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. However, London Hydro will require a blanket easement.

Environmental and Engineering Services: The following items are to be considered during a future development application stage:

Transportation:

- Right-of-way dedication of 10.75m from the centre line be required along Millbank Drive.
- Right of way widening dedication of 18.0m from centre line required on Southdale Road East.
- 6.0mx6.0m daylight triangle required at the intersection corner;
- Detailed comments regarding access design and location will be made through the site plan process

Water:

- Water is available to the site via the municipal 300mm CI watermain on Southdale Road East. This watermain is part of the Westmount/Pond Mills high-level system, which has a hydraulic grade line of 335.0m

Wastewater:

- There is a 300mm/375mm diameter municipal sanitary sewer on Southdale Rd.
- As proposed this request will result in demolishing 48 units worth of circa 1970 townhomes to replace and build 2 – 4 storey apartments.
- While this will yield a higher population SED has no concern.

Stormwater:

- As per the Westminster Park Subdivision Drawing No (4476S1), the site at C=0.65 is tributary to the existing 1350 mm diameter storm sewer on Millbank Drive. The applicant should be aware that any future changes to the C-value will require the applicant to demonstrate sufficient capacity in this pipe and downstream systems to service the proposed development as well as provide on-site SWM controls. On-site SWM controls design should include, but not be limited to required storage volume calculations, flow restrictor sizing, bioswales, etc.

- Based on the Dingman Subwatershed study, the runoff control hierarchy for the 25 mm event is to be achieved for sites within the Subwatershed. The consulting engineer is to ensure that any proposed option of LID solutions are to be in compliance with the LID Screening Tools Section 6.5.2.2 Stormwater Management of the Design Specifications & Requirements Manual.
- Any proposed LID solutions should be supported by a Geotechnical Report and/or hydrogeological investigations prepared with focus on the type of soil, its infiltration rate, hydraulic conductivity (under field saturated conditions), and seasonal high ground water elevation. The report(s) should include geotechnical and hydrogeological recommendations of any preferred/suitable LID solution. All LID proposals are to be in accordance with Section 6 Stormwater Management of the Design Specifications & Requirements manual.
- The proposed land use of a medium density residential will trigger(s) the application of design requirements of Permanent Private Storm System (PPS) as approved by Council resolution on January 18, 2010. A standalone Operation and Maintenance manual document for the proposed SWM system is to be included as part of the system design and submitted to the City for review.
- The number of proposed parking spaces exceeds 29, the owner shall be required to have a consulting Professional Engineer confirming how the water quality will be addressed to the standards of the Ministry of the Environment, Conservation and Parks (MECP) with a minimum of 80% TSS removal to the satisfaction of the City Engineer. Applicable options could include, but not be limited to the use of oil/grit separators or any LID filtration/infiltration devices.
- As per 9.4.1 of The Design Specifications & Requirements Manual (DSRM), all multi-family, commercial and institutional block drainage is to be self-contained. The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely convey the 250 year storm event.
- As per City Standards, the applicant's consulting engineer shall ensure the grading plan meets City Standards. The grading plan should properly identify existing elevations by contours, extended a minimum of 30 metres beyond the limit of the site plan (or as is reasonable.), shall include any existing and proposed major overland flow arrows and should indicate any/all external flows that may contribute to the site.
- All applicants and their consultants shall ensure compliance with the City of London, Design Specifications and Requirements Manual, Ministry of the Environment, Conservation & Parks (MECP) Guidelines and Recommendation, and the SWM criteria, as well as, targets for the Dingman Creek Subwatershed.
- Additional SWM related comments will be provided upon future review of this site.

General comments for sites within Dingman Creek Subwatershed:

- The subject lands are located in the Dingman Subwatershed. The Owner shall provide a Storm/Drainage Servicing Report demonstrating compliance with the SWM criteria and environmental targets identified in the Dingman Subwatershed Study that may include but not be limited to, quantity/quality control (80% TSS), erosion, stream morphology, etc.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan, including Low Impact Development (LID) where possible, to the satisfaction of the City Engineer.
- The owner is required to provide a lot grading plan for stormwater flows and major overland flows on site and ensure that stormwater flows are self-contained on site, up to the 100 year event and safely conveys up to the 250 year storm event, all to be designed by a Professional Engineer for review.
- The Owner shall allow for conveyance of overland flows from external drainage areas that naturally drain by topography through the subject lands.
- Stormwater run-off from the subject lands shall not cause any adverse effects to adjacent or downstream lands.

- An erosion/sediment control plan that will identify all erosion and sediment control measures for the subject site shall be prepared to the specification and satisfaction of the City Engineer and shall be in accordance with City of London and MECP (formerly MOECC) standards and requirements. This plan is to include measures to be used during all phases of construction. These measures shall be identified in the Storm/Drainage Servicing Report.

Appendix C – Policy Context

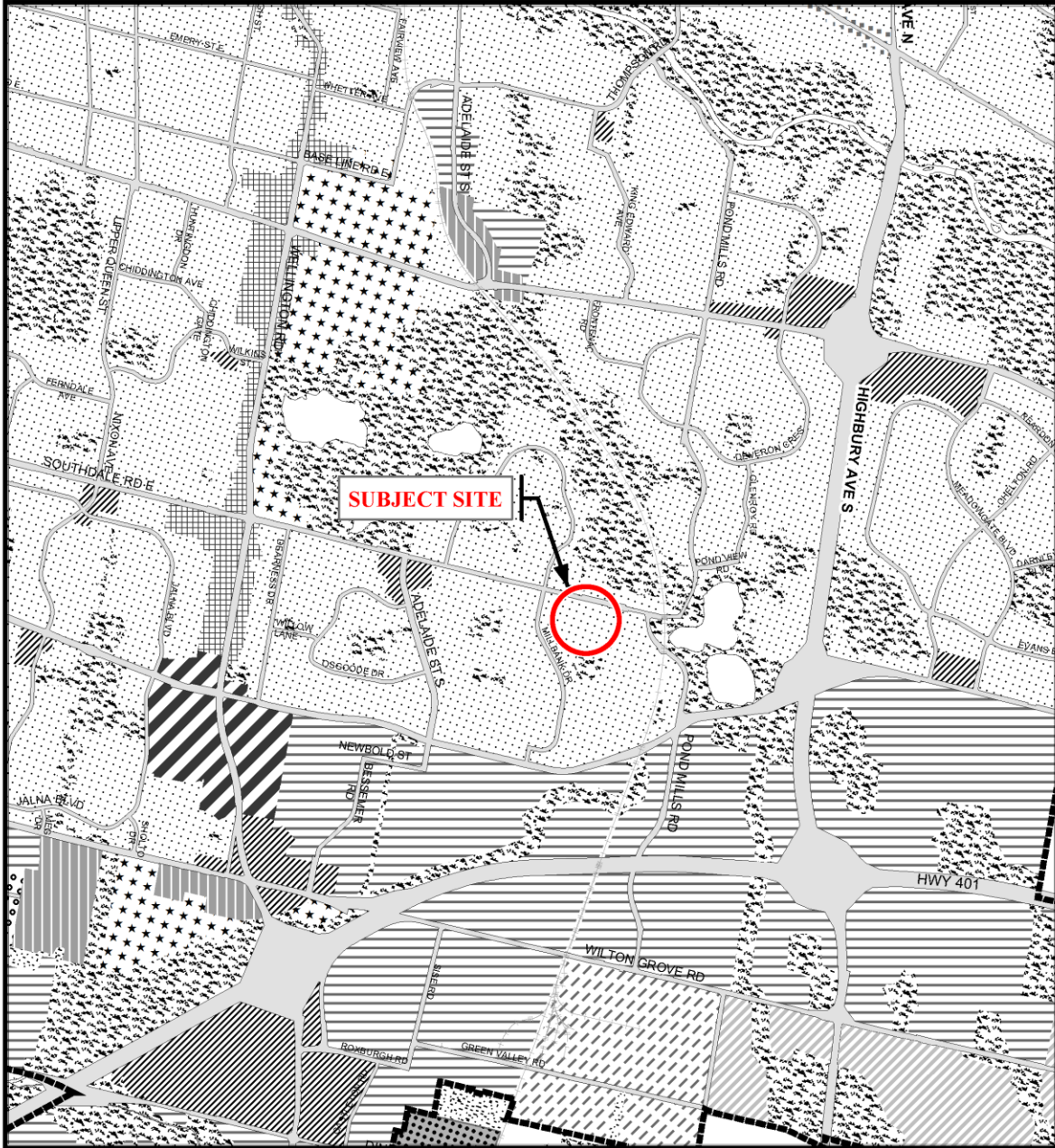
The following policy and regulatory documents were considered in their entirety as part of the evaluation of this requested land use change. The most relevant policies, by-laws, and legislation are identified as follows:

Provincial Policy Statement Applicable Policies: 1.1.1, 1.1.2, 1.1.3, 1.4.3, 1.6.7

London Plan Applicable Policies: 197, 199, 252, 253, 256, 261, 269, 286-298, 516-523, 916-933, 937, 940, 953, Table 10-12

Appendix D – Relevant Background

Additional Maps



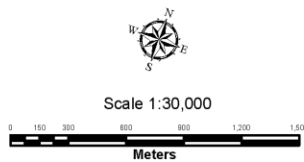
Legend

Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

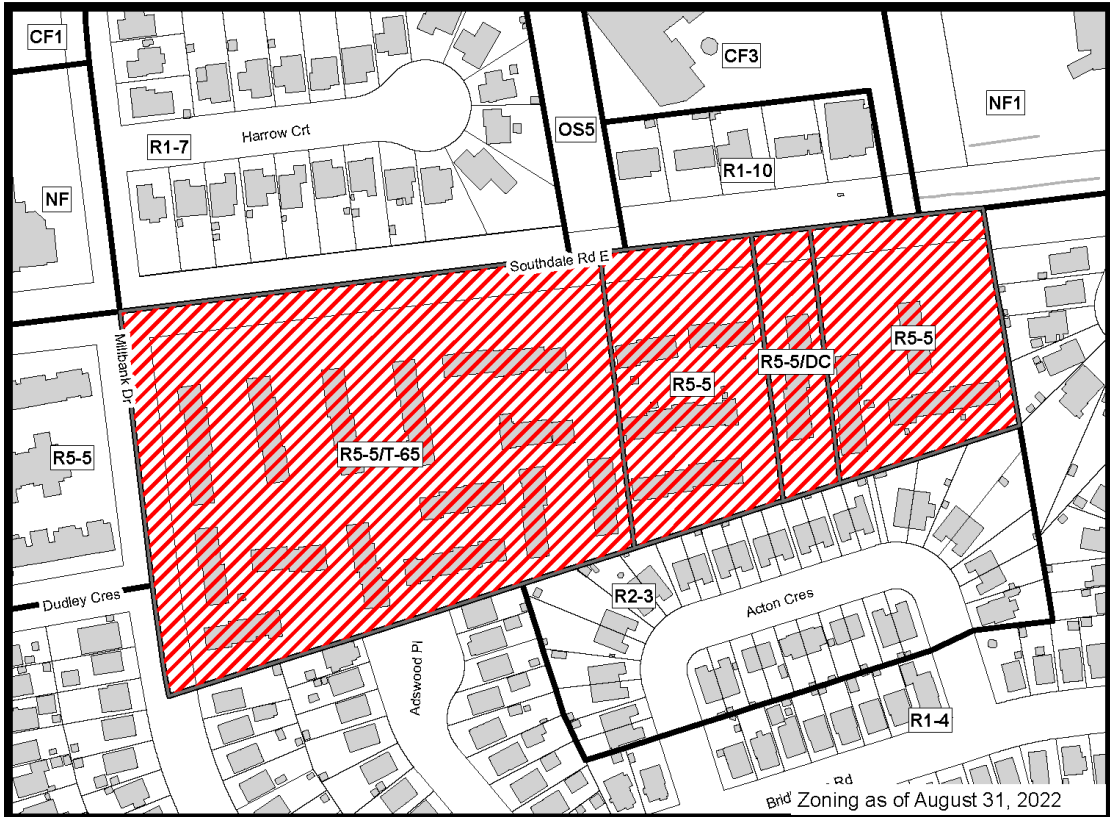
This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.

CITY OF LONDON
Official Plan
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning & Development



File Number: Z-9544
Planner: LM
Technician: JI
Date: 2022/10/24



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R5-5/T-65, R5-5, R5-5/DC

1) **LEGEND FOR ZONING BY-LAW Z-1**

- | | | |
|---|-----------------------------|-----------------------------------|
| R1 - SINGLE DETACHED DWELLINGS | OR - OFFICE/RESIDENTIAL | AG - AGRICULTURAL |
| R2 - SINGLE AND TWO UNIT DWELLINGS | OC - OFFICE CONVERSION | AGC - AGRICULTURAL COMMERCIAL |
| R3 - SINGLE TO FOUR UNIT DWELLINGS | RO - RESTRICTED OFFICE | RRC - RURAL SETTLEMENT COMMERCIAL |
| R4 - STREET TOWNHOUSE | OF - OFFICE | TGS - TEMPORARY GARDEN SUITE |
| R5 - CLUSTER TOWNHOUSE | RF - REGIONAL FACILITY | RT - RAIL TRANSPORTATION |
| R6 - CLUSTER HOUSING ALL FORMS | CF - COMMUNITY FACILITY | "h" - HOLDING SYMBOL |
| R7 - SENIOR'S HOUSING | NF - NEIGHBOURHOOD FACILITY | "d" - DENSITY SYMBOL |
| R8 - MEDIUM DENSITY/LOW RISE APTS. | HER - HERITAGE | "H" - HEIGHT SYMBOL |
| R9 - MEDIUM TO HIGH DENSITY APTS. | DC - DAY CARE | "B" - BONUS SYMBOL |
| R10 - HIGH DENSITY APARTMENTS | OS - OPEN SPACE | "T" - TEMPORARY USE SYMBOL |
| R11 - LODGING HOUSE | CR - COMMERCIAL RECREATION | |
| DA - DOWNTOWN AREA | ER - ENVIRONMENTAL REVIEW | |
| RSA - REGIONAL SHOPPING AREA | | |
| CSA - COMMUNITY SHOPPING AREA | | |
| NSA - NEIGHBOURHOOD SHOPPING AREA | | |
| BDC - BUSINESS DISTRICT COMMERCIAL | | |
| AC - ARTERIAL COMMERCIAL | | |
| HS - HIGHWAY SERVICE COMMERCIAL | | |
| RSC - RESTRICTED SERVICE COMMERCIAL | | |
| CC - CONVENIENCE COMMERCIAL | | |
| SS - AUTOMOBILE SERVICE STATION | | |
| ASA - ASSOCIATED SHOPPING AREA COMMERCIAL | | |

CITY OF LONDON

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING
BY-LAW NO. Z-1
SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:
Z-9544

LM

MAP PREPARED:
2022/10/25

Jl

1:2,500

