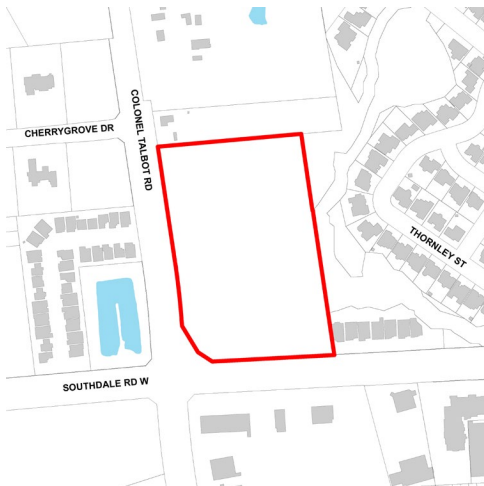




# REVISED NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 952 Southdale Road West



**File: OZ-9431**

**Applicant: 1739626 Ontario Limited (Westdell Corp.)**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- Mixed-use commercial/office/residential
- On south part of site - grocery store, 2-storey office/commercial building and single storey commercial building
- REVISED - On north part of site – three 3-storey stacked townhouse buildings with a total of 30 units
- East part of site to remain undeveloped for environmental and hazard protection

## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **November 25, 2022**

Nancy Pasato

[npasato@london.ca](mailto:npasato@london.ca)

519-661-CITY (2489) ext. 7156

Planning & Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: OZ-9431

[london.ca/planapps](https://london.ca/planapps)

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You may also discuss any concerns you have with your Ward Councillor:

Paul Van Meerbergen

[pvanmeerbergen@london.ca](mailto:pvanmeerbergen@london.ca)

519-661-CITY (2489) ext. 4010

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

Date of Notice: October 26, 2022

# Application Details

The purpose and effect of this Official Plan and zoning change is to permit a mixed-use commercial/office/residential development. The requested commercial component, located on approximately the southerly 2/3 of the site, includes a grocery store, a 2-storey commercial/office building, and a single-storey commercial building, with a total gross floor area (GFA) of 5,000m<sup>2</sup> and a drive through facility. The requested office component within the commercial development has an area of approximately 555m<sup>2</sup>(REVISED). The requested residential component, located on approximately the north 1/3 of the site includes four, three-storey stacked townhouse buildings with a total of 30 units (density 97 uph)(REVISED). The easterly part of the site is proposed to remain undeveloped to promote the protection and preservation of a Provincially Significant Wetland and associated natural heritage features and buffers.

## Requested Amendment to the 1989 Official Plan

**\*Please note: The original application contained a request to amend the 1989 Official Plan. Since that time the 1989 Official Plan has been rescinded and is no longer in force and effect.**

## Requested Amendment to The London Plan (New Official Plan)

To change the Place Type on Map 1 for a portion of the property from Green Space to Neighbourhoods, and from Neighbourhoods to Green Space; and to modify the natural heritage features on Map 5 to reflect current Ministry of Natural Resources and Forestry mapping.

## Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR2) Zone to a Residential R8 Special Provision (R8-4( )) Zone, a Community Shopping Area Special Provision (CSA1( )) Zone, and an Open Space (OS5) Zone. Also to place a Holding Zone (h-129) on a portion of the site (within a portion of the R8-4( ) Zone and the Open Space (OS5) Zone) to prohibit development in order to accommodate an interim flood storage solution until permanent flood storage measures are identified.

Both Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Urban Reserve (UR2) Zone

**Permitted Uses:** existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities; conservation lands; managed woodlot wayside pit; passive recreation use

**Special Provision(s):** n/a

**Height:** 15.0 metres

### Requested Zoning

**Zone:** Residential R8 Special Provision (R8-4( )) Zone

**Permitted Uses:** apartment buildings, handicapped persons apartment buildings, lodging house class 2, stacked townhouse, senior citizen apartment building, emergency care establishment, continuum-of-care facility

**Special Provision(s):** REVISED a minimum Front Yard setback of 3.0m whereas 7.0m is required; a minimum Rear Side Yard setback of 3.0m whereas 4.5m is required (adjacent to the OS5 Zone); an increased in density from 75 units/ha to 97units/ha; to permit stacked townhouse buildings three units high, rather than two as defined in the Zoning By-law; and to deem Colonel Talbot Road as the Front Lot Line for zoning purposes.

**Residential Density:** 97 units per hectare

**Height:** 13.0 metres

The City may also consider a reduced residential density and specify the areas of the site on which residential development may occur.

### Requested Zoning

**Zone:** Community Shopping Area Special Provision (CSA1( )) Zone

**Permitted Uses:** a broad range of retail, service, office, recreational, and institutional uses

**Special Provision(s):** REVISED a minimum Front Yard setback of 0.0m, whereas 8.0 m is required; a minimum Exterior Side Yard setback of 1.0m whereas 8.0m is required; a minimum Rear Yard setback of 2.0m whereas 8.0m is required (abutting the proposed R8-4( ) Zone)); a minimum Interior Side Yard setback of 0.0m whereas 3.0m is required (adjacent to a non-residential zone being the OS5 Zone integrating the ecological buffer); a minimum required

parking setback from a road allowance of 0.5m whereas 3.0m is required; and a reduction of the drive-through stacking stalls from 15 to 8 for a coffee shop.

**Height:** 13.0 metres

The City may also specify the areas of the site on which commercial development may occur.

### **Requested Zoning**

**Zone:** Open Space (OS5) Zone

**Permitted Uses:** conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, managed woodlots

**Special Provision(s):** n/a

**Height:** 12.0 metres

The City may also consider adding a holding provision (h-129) on a portion of the site to ensure that the results of the Hydraulic Floodway Analysis are accepted to the satisfaction of the Upper Thames River Conservation Authority.

The City may also consider additional holding provisions and/or special provisions to implement the proposed development.

An Environmental Impact Assessment has been prepared to assist in the evaluation of this application.

## **Planning Policies**

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Multi-family, Medium Density Residential and Open Space in the 1989 Official Plan. The Multi-family, Medium Density Residential designation permits multiple attached dwellings such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged as the main uses. The Open Space designation permits parks, private open space, flood plain lands and lands that are subject to natural hazards, components of the Natural Heritage System, and lands that contribute to important ecological functions as the main uses.

The subject lands are in the Neighbourhoods and Green Space Place Types in The London Plan. The Neighbourhoods Place Type permits a broad range of housing types including stacked townhouses and low-rise apartment buildings, home occupations, group homes, small-scale community facilities, emergency care establishments, rooming houses, supervised correctional residences, mixed-use buildings and stand-alone retail, service, and office buildings. A site-specific policy approved by the Local Planning Appeal Tribunal (now the Ontario Land Tribunal) permits retail, service and office uses to have a combined maximum floor area of 5,000 sq. m. subject to conditions. The permitted uses in the Green Space Place Type vary considerably dependent on natural heritage features, hazards and natural resources and may include parks, private green space uses such as cemeteries and private golf courses, agriculture, woodlot management, horticulture and urban gardens, conservation, essential public utilities and municipal services, storm water management, and recreational and community services.

## **How Can You Participate in the Planning Process?**

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. The ways you can participate in the City's planning review and decision making process are summarized below.

### **See More Information**

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](https://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### **Reply to this Notice of Application**

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning & Development staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

## **Attend a Future Public Participation Meeting**

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## **What Are Your Legal Rights?**

### **Notification of Council Decision**

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

### **Right to Appeal to the Ontario Land Tribunal**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

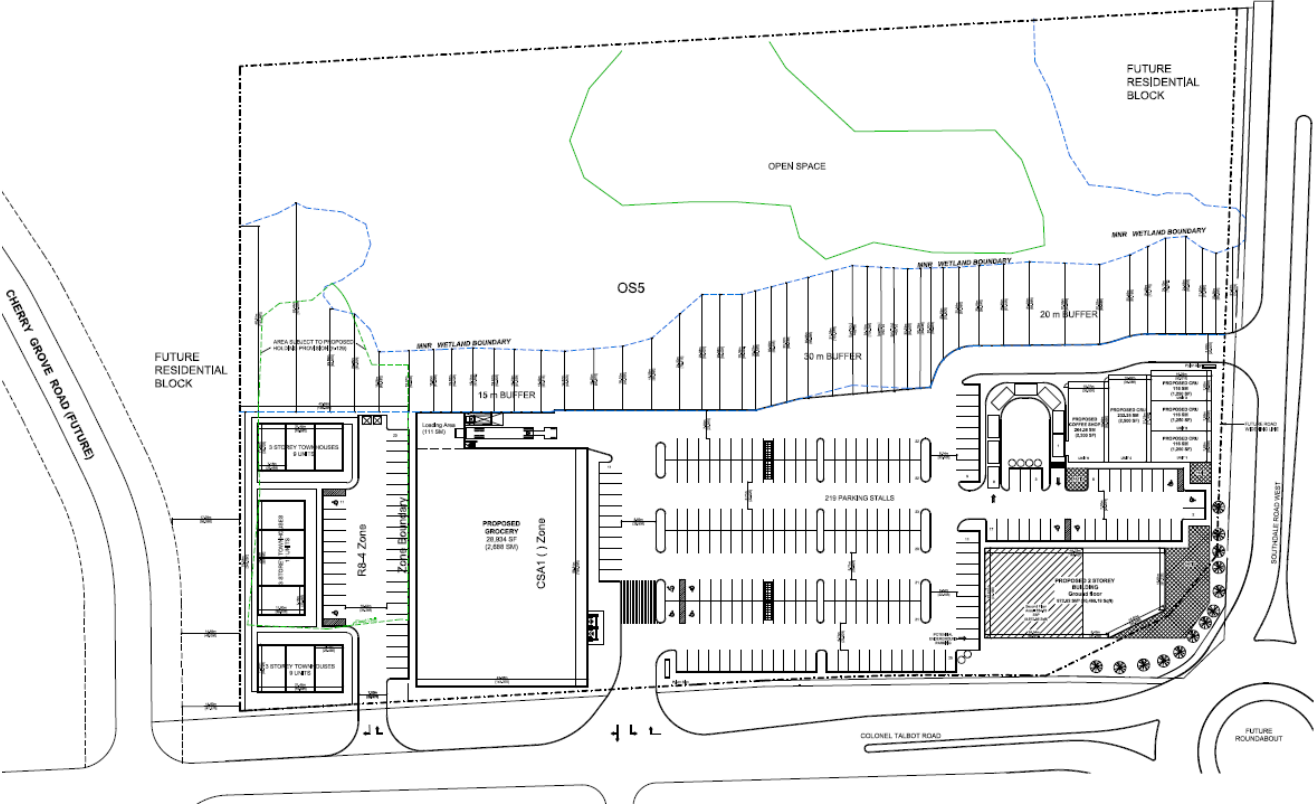
### **Notice of Collection of Personal Information**

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

### **Accessibility**

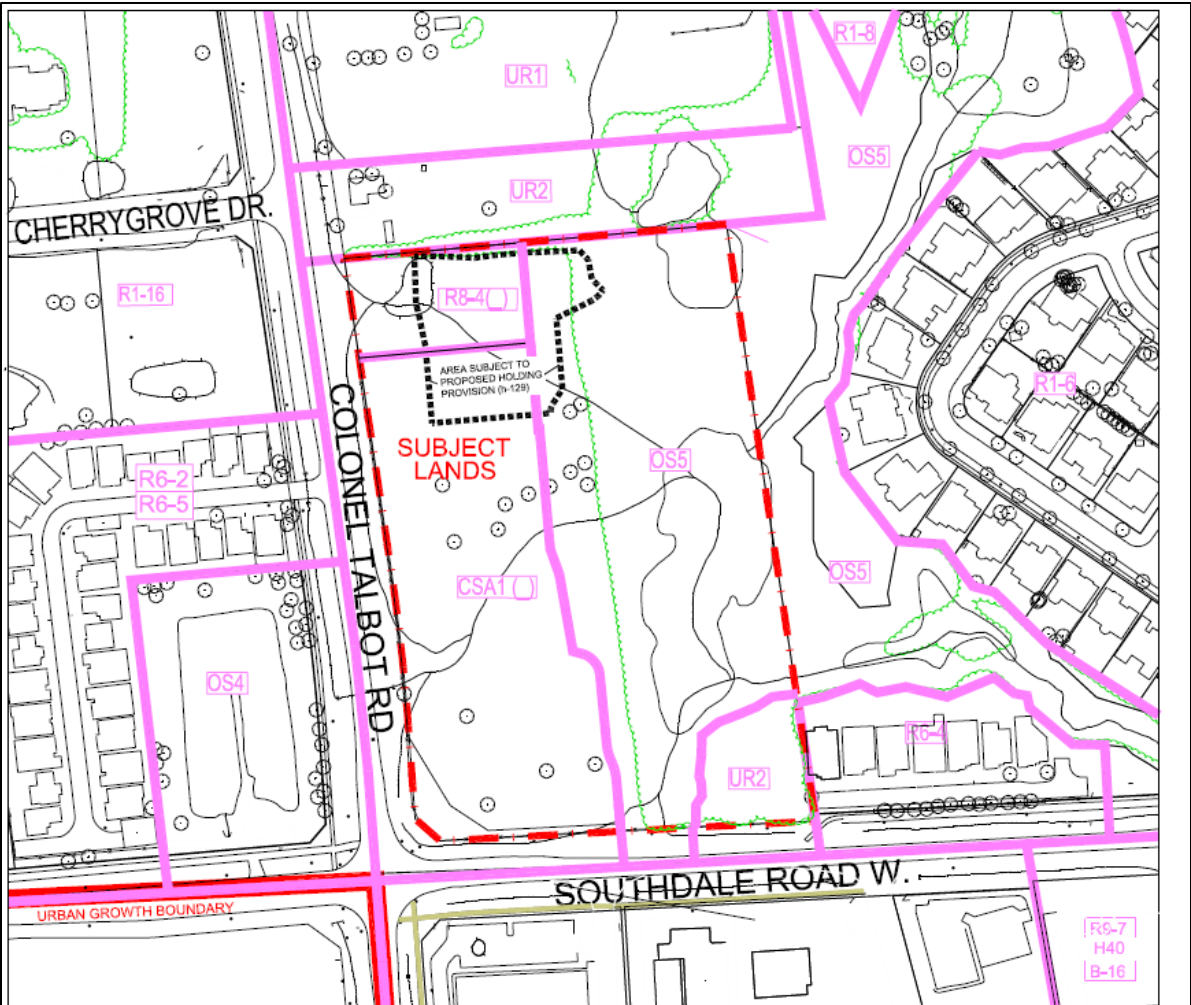
Alternative accessible formats or communication supports are available upon request. Please contact [plandev@london.ca](mailto:plandev@london.ca) for more information.

# Site Concept



The above image represents the applicant’s proposal as submitted and may change.

# Requested Zoning



# Building Renderings



View of commercial/office from intersection of Southdale Road West and Colonel Talbot Road



View of commercial building from Southdale Road West



View of Townhouses from Colonel Talbot Road

The above images represent the applicant’s proposal as submitted and may change.