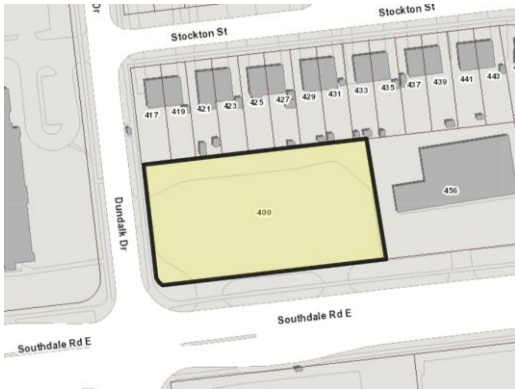


NOTICE OF PLANNING APPLICATION

Site Plan Control Application

400 Southdale Road East



File: SPA21-118

Applicant: LJM Developments

What is Proposed?

Site Plan Approval to allow for the:

- Development of the subject lands, as shown on the attached plan. The Site Plan, as proposed, would result in a seven-storey apartment building, with a total of 181 units.

Public Meeting

- The appropriateness of the proposed Site Plan will be considered at a future meeting of the Planning and Environment Committee. **You will receive another notice inviting you to attend this meeting.**



LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 12, 2022**

Meg Sundercock

msundercock@london.ca

519-661-CITY (2489) ext. 4471

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,

London ON PO BOX 5035 N6A 4L9

File: SPA21-118

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

Elizabeth Pelosa

epelosa@london.ca

519-661-CITY (2489) ext. 4012

**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.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Current Zoning

Zone: h-5*R9-1/B-78

Permitted Uses: Apartment buildings, lodging house class 2 and continuum-of-care facilities

Special Provision(s):

- Front Yard Setback: 1.0 metres (Minimum)
- Exterior Side Yard Setback: 1.0 metres (Minimum)
- Interior Side Yard Setback: 9.84 metres (Minimum)
- Rear Yard Setback: 0.65 metres (Minimum)
- Landscaped Open Space: 15% (Minimum)
- Aisle Width for Access and Driveway: 6.5 metres (Minimum)
- Parking: 1.06 spaces per unit (Minimum)
- Accessible Parking: 7 spaces (Minimum)
- Bicycle Parking: 0.45m (width) x 1.1m (height) x 1.85m (length) where as 06.m (width) x 1.5m (height) x 1.9m (length) is required
- Balcony yard encroachment of 1.8m in all yards, no closer than 1.05m to the lot line whereas 1.5m balcony yard encroachment in all yards, no closer than 3.0m to the lot line is required

Residential Density: 462 units per hectare maximum

Height: 29.2 metres maximum

Bonus Zone:

1. Exceptional Building Design

- The building oriented to the corner of Southdale Road East and Dundalk Street providing a well-defined built edge and creating a positive public interface and human scale at street level;
- The inclusion of building step backs, from 7-storeys to 6-storeys and 5-storeys with a variety of building materials and building articulation to break up the massing of the building;
- Purpose-designed amenity space on top of the 7-storey apartment building and parking structure;

2. Underground parking

3. Provision of Affordable Housing by requiring that LJM Developments enter into an agreement with the Corporation of the City of London ("the City") to facilitate the transfer of ownership at no cost of four (4) new one-bedroom condominium units constructed within the development for the purposes of affordable housing, in a form prescribed by the City.

It being noted that a future development agreement will provide for the four new one-bedroom units and will include the following through further agreements as necessary:

- Assurances of the specific location, size, fixtures, and features of the bonus units are defined as to the City's satisfaction. This includes any common and general attributes, (such as storage lockers, parking, or other building resident amenities) for each bonus unit.

Holding Provisions

The purpose of the "h-5" holding provision is to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13*, prior to the removal of the "h-5" symbol.

How Can You Participate in the Planning Process?

Please send written comments by mail or email your comments by May 12, 2022 if possible to the Site Development Planner, Meg Sundercock in Development Services, 6th Floor City Hall at msundercock@london.ca.

Written comments may be mailed to Development Services, City of London, P.O. Box 5035, London ON, N6A 4L9. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca) page at london.ca.

Please also note that this application is being circulated during the State of Emergency issued by the Province of Ontario. As a result, in-person services are not available at this time.

See More Information

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at www.london.ca/planapps.

Future opportunity to view the application:

- When the City of London returns to operations that support in-person viewing, please contact the City's Planner listed on the first page of this Notice to confirm the location and times where the application can be viewed.

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 Development Services 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 Site Plan 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. 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 site plan application, 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. 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 Secretary 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.

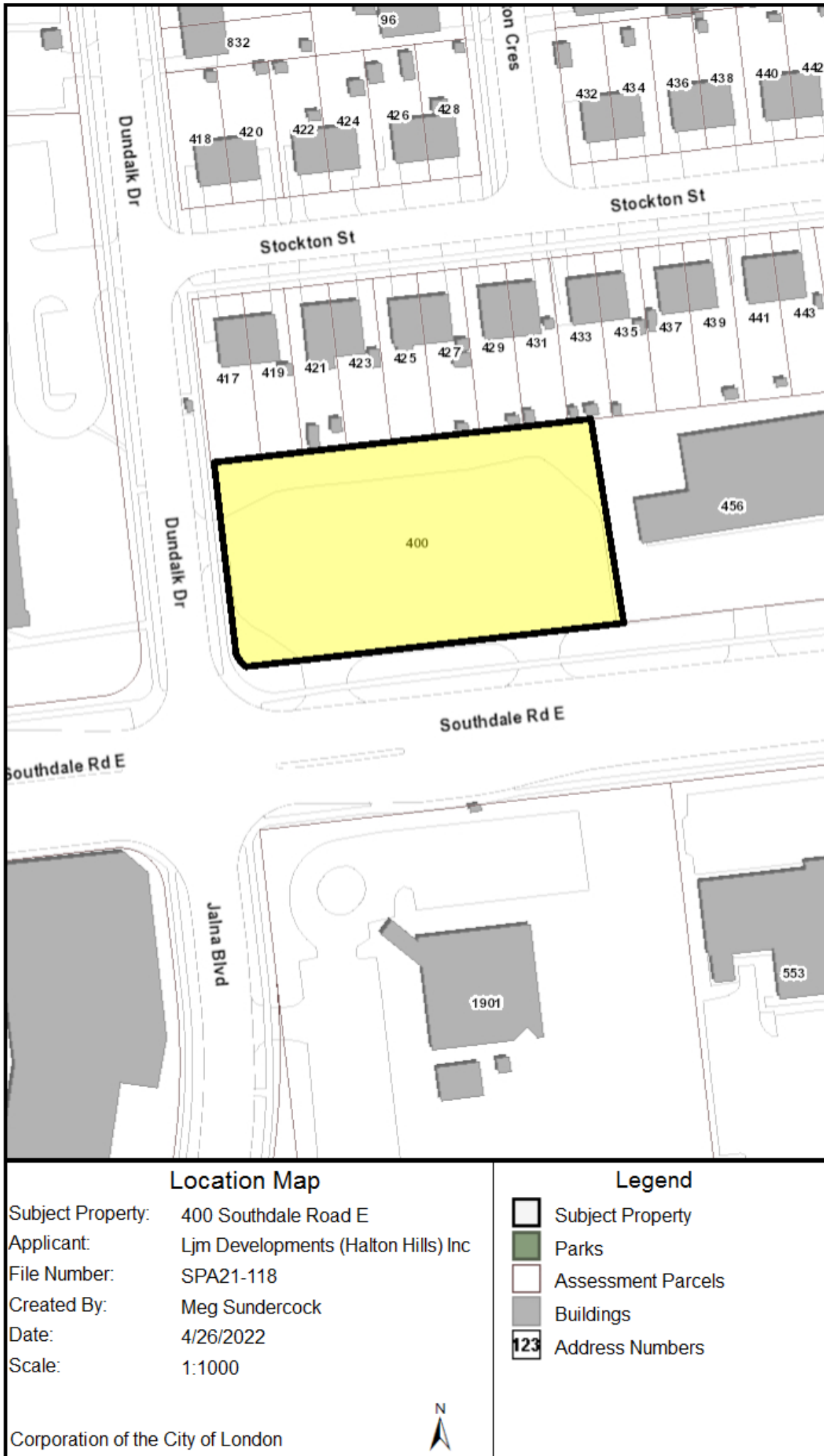
For more information go to <https://olt.gov.on.ca/appeals-process/forms/>

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.

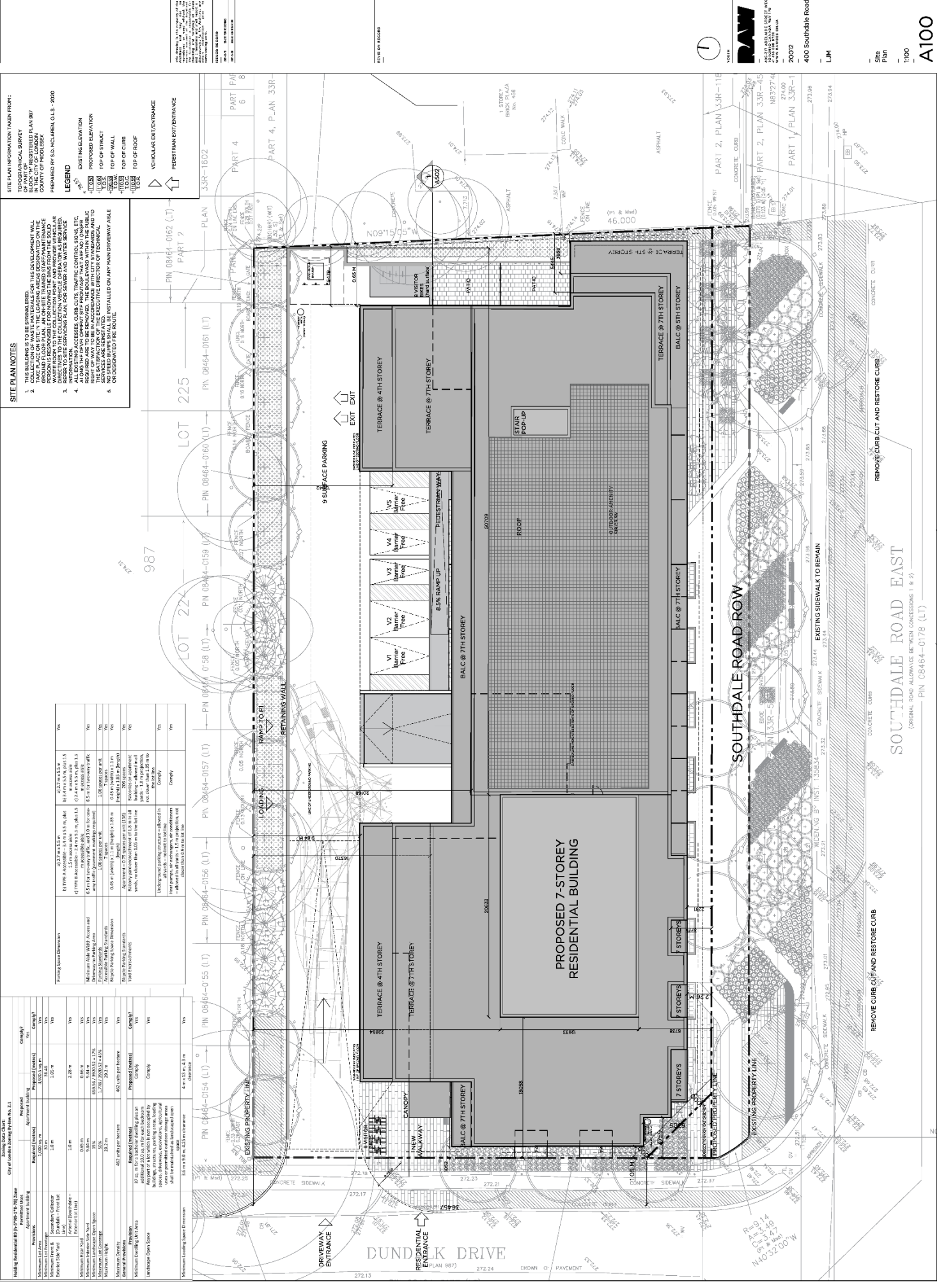
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Location Map



The map above shows the location of the proposal

Site Plan



SITE PLAN NOTES

- THIS BUILDING IS TO BE SPRINKLERED.
- THE BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LONDON ZONING BY-LAW AND THE CITY OF LONDON BUILDING BY-LAW.
- ALL EXISTING ACCESSIBLE CURBS CUTS, TRAFFIC CONTROL SIGNS, ETC. REQUIRED ARE TO BE REMOVED. THE BULK HEAD WITHIN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO ORIGINAL CONDITION AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES.
- NO SLOPED CURBS SHALL BE INSTALLED ON ANY MAIN DRIVEWAY ANGLE OR DESIGNATED FIRE ROUTE.

LEGEND

- EXISTING ELEVATION
- PROPOSED ELEVATION
- TOP OF STRUCT
- TOP OF WALL
- TOP OF ROOF
- VEHICULAR ENTRY/ENTRANCE
- PEDESTRIAN ENTRY/ENTRANCE

SITE PLAN INFORMATION TAKEN FROM:

- TOPOGRAPHICAL SURVEY OF PART OF LOT 222, LOT 223, LOT 224 AND LOT 225 IN THE CITY OF LONDON (PLAN 987)
- PROPOSED DEVELOPMENT PLAN 987
- APPROVED BY S.D. MCILRATH, O.L.E. - 2000

Item	Proposed (metres)	Required (metres)	Comply?
Minimum Lot Frontage	11.00	11.00	Yes
Minimum Lot Width	11.00	11.00	Yes
Minimum Lot Area	121.00	121.00	Yes
Minimum Front Setback	1.00	1.00	Yes
Minimum Side Setback	1.00	1.00	Yes
Minimum Rear Setback	1.00	1.00	Yes
Minimum Lot Coverage	60.00%	60.00%	Yes
Maximum Height	28.00	28.00	Yes
Maximum Density	400 units per hectare	400 units per hectare	Yes
General Provisions	Comply	Comply	Yes
Minimum Loading Space Dimension	4.14 x 3.36 x 4.50	4.14 x 3.36 x 4.50	Yes

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Minimum Lot Frontage	11.00	11.00	Yes
Minimum Lot Width	11.00	11.00	Yes
Minimum Lot Area	121.00	121.00	Yes
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Minimum Lot Coverage	60.00%	60.00%	Yes
Maximum Height	28.00	28.00	Yes
Maximum Density	400 units per hectare	400 units per hectare	Yes
General Provisions	Comply	Comply	Yes
Minimum Loading Space Dimension	4.14 x 3.36 x 4.50	4.14 x 3.36 x 4.50	Yes

PROPOSED 7-STORY RESIDENTIAL BUILDING

LOT 222, LOT 223, LOT 224, LOT 225

DUNDALK DRIVE

SOUTHDALE ROAD EAST

EXISTING SIDEWALK TO REMAIN

REMOVE CURB CUT AND RESTORE CURB

REMOVE CURB CUT AND RESTORE CURB

REMOVE CURB CUT AND RESTORE CURB

RAW

REGISTERED PROFESSIONAL ENGINEER
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1T6
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 WWW.RAWENGINEERING.COM

20012
 400 Southdale Road
 LJM

Site Plan
 1:100
 A100

MATERIAL LEGEND	
◊	EXPOSED CAST-IN-PLACE CONCRETE
◊	PRECAST CONCRETE PANELS (15, 18, 24, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120, 126, 132, 138, 144, 150, 156, 162, 168, 174, 180, 186, 192, 198, 204, 210, 216, 222, 228, 234, 240, 246, 252, 258, 264, 270, 276, 282, 288, 294, 300, 306, 312, 318, 324, 330, 336, 342, 348, 354, 360, 366, 372, 378, 384, 390, 396, 402, 408, 414, 420, 426, 432, 438, 444, 450, 456, 462, 468, 474, 480, 486, 492, 498, 504, 510, 516, 522, 528, 534, 540, 546, 552, 558, 564, 570, 576, 582, 588, 594, 600, 606, 612, 618, 624, 630, 636, 642, 648, 654, 660, 666, 672, 678, 684, 690, 696, 702, 708, 714, 720, 726, 732, 738, 744, 750, 756, 762, 768, 774, 780, 786, 792, 798, 804, 810, 816, 822, 828, 834, 840, 846, 852, 858, 864, 870, 876, 882, 888, 894, 900, 906, 912, 918, 924, 930, 936, 942, 948, 954, 960, 966, 972, 978, 984, 990, 996, 1002, 1008, 1014, 1020, 1026, 1032, 1038, 1044, 1050, 1056, 1062, 1068, 1074, 1080, 1086, 1092, 1098, 1104, 1110, 1116, 1122, 1128, 1134, 1140, 1146, 1152, 1158, 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