

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee
From: Scott Mathers, MPA, P.Eng.
Deputy City Manager, Planning and Economic Development
Subject: Paradise Homes Inc. (c/o Siv-ik.)
566 Southdale Rd E & 818 Easy Street
File Number: Z-9785, Ward 3
Public Participation Meeting
Date: November 12, 2024

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Paradise Homes Inc. (c/o Siv-ik) relating to the property located at 566 Southdale Road E & 818 Easy Street:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting November 26, 2024 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property **FROM** a Residential R3 (R3-2) Zone **TO** a holding a Residential R3/Residential R8 Special Provision (h-18*R3-2/R8-4(_)) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) The Owner shall consider removing surface parking to accommodate additional amenity space.; and
 - ii) Screen the proposed parking area from Easy Street using an all-season landscape buffer.

IT BEING NOTED, that the above noted amendment is being recommended for the following reasons:

- i) The recommended amendment is consistent with the *Provincial Planning Statement, 2024 (PPS)*;
- ii) The recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies; and
- iii) The recommended amendment would permit an appropriate form of development at an intensity that is appropriate for the context of the site and surrounding neighbourhood.

Executive Summary

Summary of Request

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the property from a Residential R3 (R3-2) Zone to a Residential R3/Residential R8 Special Provision (R3-2/R8-4(_)) Zone. Requested special provisions include a maximum density of 105 unit per hectare, a minimum front yard setback of 1.5 metres, a minimum exterior side yard setback of 4.5 metres, and a minimum interior side yard of 1.0 metres.

Purpose and the Effect of Recommended Action

Staff are recommending approval of the requested Zoning By-law Amendment with special provisions to permit the development of a 4-storey apartment building with **16 residential units** and 17 parking spaces. A holding provision is recommended to ensure development does not occur until such time as the City is in receipt of the Ministry of Citizenship and Multiculturalism's (MCM) compliance review letter for the Stage 1-2 Archaeological Assessment.

Linkage to the Corporate Strategic Plan

This recommendation supports the following Strategic Areas of Focus:

- **Housing and Homelessness**, by ensuring London’s growth and development is well-planned and considers use, intensity, and form.
- **Wellbeing and Safety**, by promoting neighbourhood planning and design that creates safe, accessible, diverse, walkable, healthy, and connected communities.
- **Housing and Homelessness**, by supporting faster/ streamlined approvals and increasing the supply of housing with a focus on achieving intensification targets.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

None.

1.2 Planning History

None.

1.3 Property Description and Location

The subject site municipally addressed as 566 Southdale Road East and 818 Easy Street is located on the northeast corner of Southdale Road East and Easy Street, in the White Oaks Planning District. The site has a total area of approximately 0.16 hectares, with 32.5 metres of frontage along Southdale Road East, and 49.7 metres along Easy Street. 566 Southdale Road East is developed with an existing single detached dwelling while 818 Easy Street is currently vacant.

The surrounding neighbourhood consists of single detached dwellings directly to the north, south, east and west. A mix of residential uses exist in the broader vicinity, including single detached dwellings, townhouses and apartment buildings.

Easy Street is classified as a Neighbourhood Connector on Map 3 – Street Classifications of The London Plan and is a two-lane road. Southdale Road East is classified as a Civic Boulevard on Map 3 – Street Classifications of The London Plan, with a traffic volume of approximately 25,000 vehicles per day. Southdale Road East is a four-lane road with sidewalks on both sides, and access to LTC transit routes, with several bus stops within close proximity.

Site Statistics:

- Current Land Use: Single Detached Dwelling
- Frontage: 32.5 metres along Southdale Road East
- Depth: 49.7 metres
- Area: 0.16 hectares
- Shape: Regular (rectangle)
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

Surrounding Land Uses:

- North: Residential
- East: Residential
- South: Residential
- West: Residential

Existing Planning Information:

- The London Plan Place Type: Neighbourhoods Place Type at the intersection of a Neighbourhood Street (Easy Street) and Civic Boulevard (Southdale Road East)
- Existing Special Policies: None
- Existing Zoning: Residential R3 (R3-2) Zone

Additional site information and context is provided in Appendix “B”.



Figure 1- Aerial Photo of Subject Site and surrounding lands



Figure 2 - Streetview of the Subject Site (view looking north from Southdale Rd E)



Figure 3 - Streetview of the Subject Site (view looking east from Easy St)

2.0 Discussion and Considerations

2.1 Development Proposal

The proposed development consists of a 3.5 storey apartment building with 16 dwelling units, landscaped areas, an outdoor amenity space, and 17 surface parking spaces. A full movement vehicular access is proposed from Easy Street. A walkway is proposed parallel to the rear of the building and parking area, providing convenient and safe pedestrian access to the building from Easy Street and Southdale Road East.

The proposed development includes the following features:

- Land use: Residential
- Form: Apartment building
- Height: 3.5 storeys (22.0m)
- Residential units: 16
- Density: 105 units per hectare
- Building coverage: 28.4%
- Parking spaces: 17 surface parking spaces
- Bicycle parking spaces: Long term – 0.9/unit, short term – 0.1/unit
- Landscape open space: 39.3%

Additional information on the development proposal is provided in Appendix “B”.

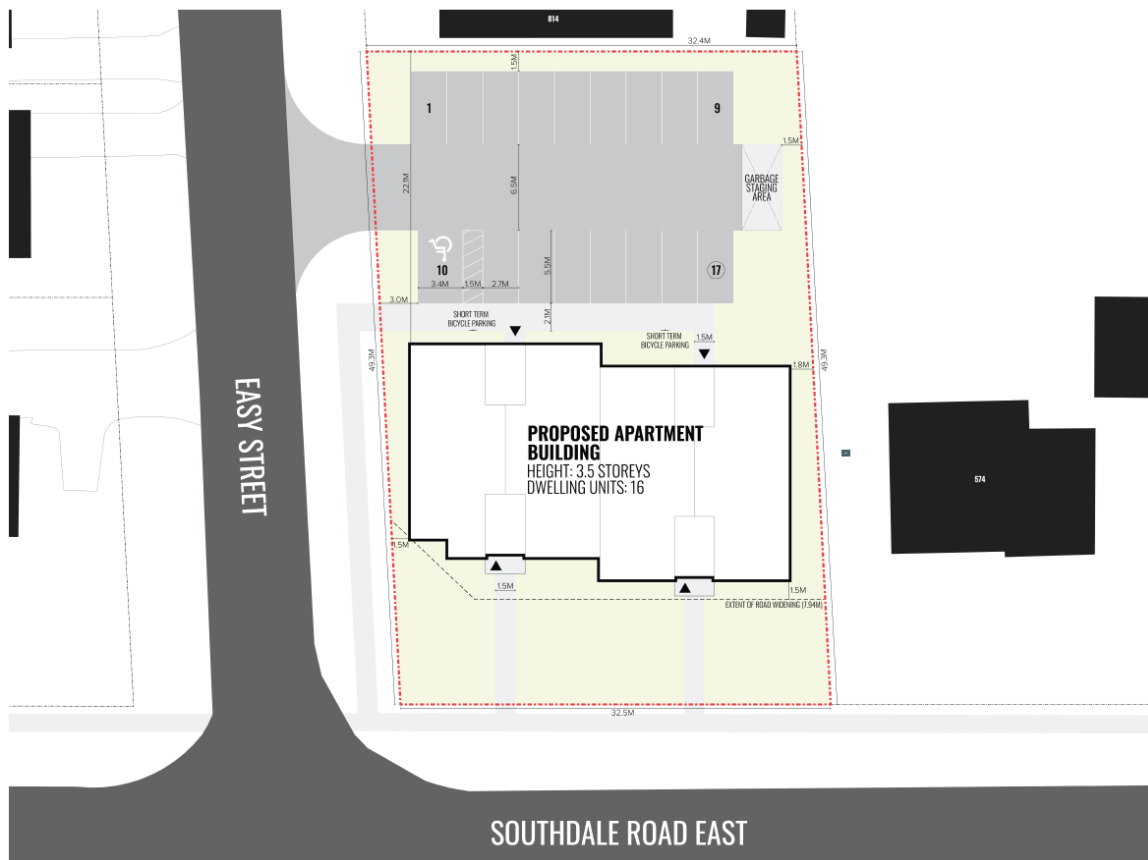


Figure 3 - Conceptual Site Plan



Figure 4 – Rendering of proposed building – view from Southdale Rd E

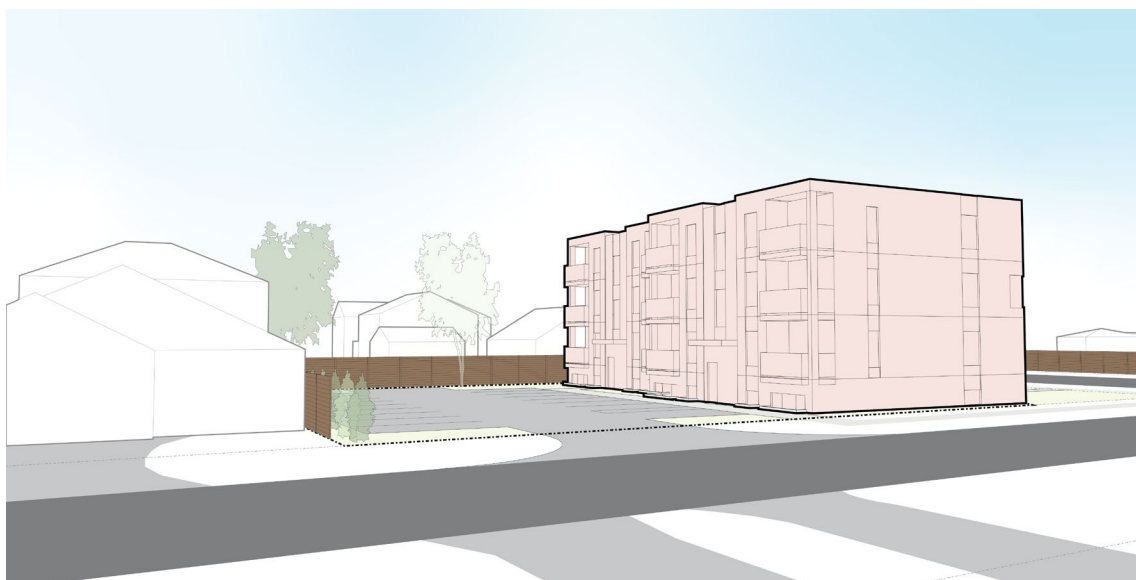


Figure 5 – Rendering of proposed building – rear view from Easy Street

Additional plans and drawings of the development proposal are provided in Appendix “C”.

2.2 Requested Amendment(s)

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R3 (R3-2) Zone to a Residential R3/Residential R8 Special Provision (R3-2/R8-4(_)) Zone.

The following table summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff. It should be noted that staff are recommending a height of 4-storeys to provide flexibility in the design at the Site Plan Approval stage.

Regulation (R8-4)	Required	Proposed
Front Yard Setback (minimum)	6.0 metres (19.7 feet) plus 1.0(3.3 feet) per 10.0 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)	1.5m
Exterior Side Yard Setback (minimum)	6.0 metres (19.7 feet) plus 1.0(3.3 feet) per 10.0 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)	4.5m
Interior (East) Side Yard Setback (minimum)	1.2 metres (3.9 feet) per 3.0metres (9.8 feet) of main building height or fraction thereof above 3.0 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet)	1.8m
Building Height (maximum)	13.0m	12.0m proposed; 15.0 metres recommended
Density (maximum)	75 units per hectare	105 units per hectare

2.3 Internal and Agency Comments

The application and associated materials were circulated for internal comments and public agencies to review. Comments received were considered in the review of this application; however, no major concerns were identified by staff.

Detailed internal and agency comments are included in Appendix “D” of this report.

2.4 Public Engagement

On September 26, 2024, Notice of Application was sent to property owners and residents in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on September 26, 2024. A “Planning Application” sign was also placed on the site.

There were 3 responses received during the public consultation period in support of the proposed development. Concerns included parking adjacent to property, lighting, fencing, sidewalks, drainage, garbage, setbacks, height, and parking overflow on side street.

Detailed internal and agency comments are included in Appendix “E” of this report.

2.5 Policy Context

The Planning Act and the Provincial Planning Statement, 2024

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the *Provincial Planning Statement, 2024 (PPS)*. The *Planning Act* requires that all municipal land use decisions affecting planning matters shall be consistent with the *PPS*.

The mechanism for implementing Provincial policies is through the Official Plan, The London Plan. Through the preparation, adoption and subsequent Ontario Land Tribunal (OLT) approval of The London Plan, the City of London has established the local policy framework for the implementation of the Provincial planning policy framework. As such, matters of provincial interest are reviewed and discussed in The London Plan analysis below.

As the application for a Zoning By-law amendment complies with The London Plan, it is staff's opinion that the application is consistent with the *Planning Act* and the *PPS*.

The London Plan, 2016

The London Plan (TLP) includes evaluation criteria for all planning and development applications with respect to use, intensity and form, as well as with consideration of the following (TLP 1577-1579):

1. Consistency with the Provincial Policy Statement and all applicable legislation.
2. Conformity with the Our City, Our Strategy, City Building, and Environmental policies.
3. Conformity with the Place Type policies.
4. Consideration of applicable guideline documents.
5. The availability of municipal services.
6. Potential impacts on adjacent and nearby properties in the area and the degree to which such impacts can be managed and mitigated.
7. The degree to which the proposal fits within its existing and planned context.

Staff are of the opinion that all the above criteria have been satisfied.

3.0 Financial Impact/Considerations

3.1 Financial Impact

There are no direct municipal financial expenditures with this application.

4.0 Key Issues and Considerations

4.1 Land Use

The subject lands are in the Neighbourhoods Place Type of The London Plan, with frontage on a Civic Boulevard, in accordance with Map 1 – Place Types and Map 3 – Street Classifications.

Table 10 – Range of Permitted Uses provides the range of primary and secondary permitted uses that may be allowed within the Neighbourhoods Place Type by street classification (TLP 921_). At this location, Table 10 permits a range of low-to-medium density residential uses, including low-rise apartment buildings. Staff are satisfied the proposed use is in conformity with the policies of the Neighbourhoods Place Type of The London Plan.

4.2 Intensity

The proposed residential intensity is consistent with the policies of the PPS 2024 that encourage all types of residential intensification, including redevelopment which results in a net increase in residential uses (2.2.1.2), compact form (2.4.1.3.c), and an appropriate mix of housing options and densities (2.3.1.3). The proposed intensity conforms with Table 11 – Range of Permitted Heights in Neighbourhoods Place Type, which contemplates a minimum height of 2-storeys (8 metres), a standard maximum height of 4-storeys, and an upper maximum height of 6-storeys for properties fronting on

a Civic Boulevard. As a maximum height of 4-storeys is being recommended, the proposed development is in conformity with The London Plan.

Servicing is available for the proposed number of units and no concerns were raised by City staff and agencies regarding traffic, noise, parking or other negative impacts.

4.3 Form

Within the Neighbourhoods Place Type, and in accordance with the urban design considerations for residential intensification, compatibility and fit will be evaluated from a form-based perspective through consideration of site layout, access points, driveways, landscaping, amenity areas, building location and parking, building and main entrance orientation, building line and setback from the street, height transitions with adjacent development, and massing (TLP 953_2, a. to f.).

All planning and development applications will conform with the City Design policies of The London Plan (TLP 194_). These policies direct all planning and development to foster a well-designed building form, and ensure development is designed to be a good fit and compatible within its context (TLP 193_1 and 193_2). The site layout of new development should be designed to respond to its context, the existing and planned character of the surrounding area, and promote connectivity and safe movements for pedestrians, cyclists, and motorists between and within sites (TLP 252_ and 255_). In terms of built form, buildings should be sited so that they maintain and reinforce the prevailing street wall or street line of existing buildings and minimize the visual exposure of parking areas to the street (TLP 256_ & 269_).

The built form consists of a residential apartment building oriented towards Southdale Road East. As proposed, the built form directs the height and intensity towards the higher order street with appropriate buffering and setbacks towards the existing surrounding residential uses (TLP 918_13 and 953_2). The proposed built form and massing have consideration for the adjacent low density residential uses and is appropriate within the context of the surrounding neighbourhood (TLP 953_2).

Access to the site is proposed from Easy Street, promoting connectivity and safe movement for pedestrians, cyclists, and motorists (TLP 255_). As proposed, the parking is to be visually screened from Southdale Road East, encouraging a pedestrian oriented streetscape (TLP 936_4).

The proposed built form is consistent with the Neighbourhoods Place Type policies and the City Design policies of The London Plan by facilitating a compatible form of development that will help support the growing demands of London residents (TLP 937_). Specifically, facilitating a development that supports aging in place, affordability, and the effective use of land in neighbourhoods (TLP 193_7).

4.4 Zoning Provisions

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject site from a Residential R3 (R3-2) Zone to a Residential R3/Residential R8 Special Provision (R3-2/R8-4(_)) Zone. The following summarizes the special provisions that have been proposed by the applicant and are recommended by staff.

Front Yard and Exterior Side Yard Depth – The applicant is requesting a special provision to permit a front yard depth of 1.5 metres and an exterior side yard depth of 4.5 metres. The reduced setbacks are supported by the policies of The London Plan, which states that buildings should be sited close to the street to maintain and reinforce the prevailing street wall and create an inviting and comfortable pedestrian environment (TLP 259_). Staff are supportive of the reduced setbacks as the proposed building will create a human-scale relationship with the public realm that is comfortable for pedestrians.

Interior Side Yard Depth – The applicant is requesting a special provision to permit an interior side yard depth of 1.8 metres. The requested interior side yard depth provides a total building separation of 8.5 metres to the existing residential building on the adjacent property. Staff are supportive of the reduced setback, as the development maintains appropriate spacing between buildings to allow for sunlight, landscape buffering, and

fencing. It should also be noted that the reduced setback is resultant of a pinch-point where the property line tapers towards the rear of the site.

Height – Staff are recommending a special provision to permit a maximum building height of 15.0 metres (4-storeys) to provide additional flexibility for refinements to the design at the Site Plan Approval stage. The increased height, as it is appropriate for the subject site given the street classification in Table 11 – Range of Permitted Heights in the Neighbourhoods Place Type in The London Plan. The site is located in proximity to other mid-rise apartment buildings further down Southdale Road East, therefore the proposed height aligns with existing context of the surrounding area.

Density – The applicant has requested an increased maximum density of 105 units per hectare, whereas 75 units per hectare is the maximum permitted. The increased density will allow for the implementation of the proposed redevelopment, facilitating an appropriate scale of development that is compatible within the existing neighbourhood character (TLP 918_13). Further, the proposed development is located in proximity of existing transit routes, which will support the use of transit by future residents. On this basis, staff are supportive of the proposed density of 105 units per hectare.

4.5 Holding Provision

A Stage 1-2 Archaeological Assessment was completed for the subject lands and submitted as part of the complete application. The assessment identified further archaeological assessment of the property is required through a Stage 3 Assessment. The City has not received the Ministry's acceptance of this assessment; therefore, it is recommended an h-18 holding provision be applied until the City receives confirmation that the Ministry has accepted this archaeological assessment.

Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Residential R3 (R3-2) Zone to a Residential R3/Residential R8 Special Provision (R3-2/R8-4(_)) Zone. Staff are recommending approval of the requested Zoning By-law amendment with a holding provision and special provisions.

The recommended action is consistent with the PPS 2024, conforms to The London Plan and will permit the development of a 4-storey apartment building containing 17 residential units.

Prepared by: Alanna Riley, MCIP, RPP
Senior Planner, Planning Implementation

Reviewed by: Catherine Maton, MCIP, RPP
Manager, Planning Implementation

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

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

Copy:
Britt O'Hagan, Manager, Current Development
Mike Corby, Manager, Site Plans
Brent Lambert – Manager, Development Engineering

Appendix A – Zoning By-law Amendment

Bill No. (number to be inserted by Clerk's Office)
2024

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 566 Southdale Road East & 818 Easy Street.

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 566 Southdale Rd E & 818 Easy St, as shown on the attached map **FROM** Residential R3 (R3-2) Zone to a holding Residential R3/Residential R8 Special Provision (h-18*R3-2/h-18*R8-4()) Zone.
2. Section Number 12.4 of the Residential R8-4 Zone is amended by adding the following Special Provisions:

R8-4() 566 Southdale Rd E & 818 Easy St

a. Regulations

- i) Front Yard Depth (min) – 1.5 metres
 - ii) Exterior Side Yard Depth (min) – 4.5 metres
 - iii) Interior (East) Side Yard Depth (min) – 1.8 metres
 - iv) Building Height (max) – 14.0 metres
 - v) Density (max) – 105 units per hectare
3. This Amendment shall come into effect 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.

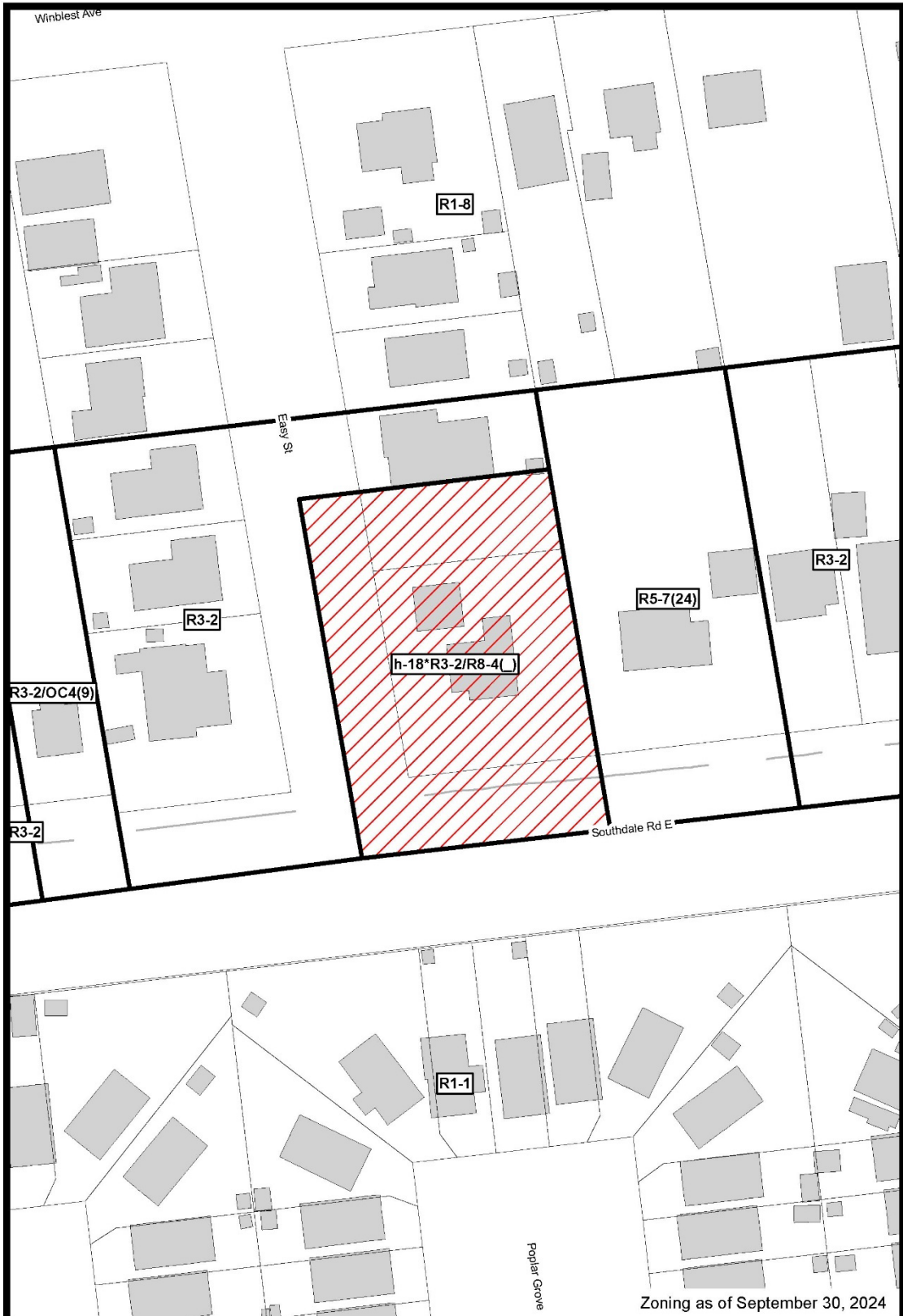
PASSED in Open Council on November 26, 2024, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor


Michael Schulthess
City Clerk

First Reading – November 26, 2024
Second Reading – November 26, 2024
Third Reading – November 26, 2024

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




File Number: Z-9785
Planner: AR
Date Prepared: 2024/10/11
Technician: RC
By-Law No: Z-1-

SUBJECT SITE 

1:800

0 4 8 16 24 32 Meters



Appendix B - Site and Development Summary

A. Site Information and Context

Site Statistics

Current Land Use	Residential
Frontage	32.5 metres (Southdale Rd E)
Depth	49.7 metres (Easy Street)
Area	0.16 hectares
Shape	Regular (rectangle)
Within Built Area Boundary	Yes
Within Primary Transit Area	Yes

Surrounding Land Uses

North	Low Density Residential
East	Low Density Residential
South	Low Density Residential
West	Low Density Residential

Proximity to Nearest Amenities

Major Intersection	Southdale Rd E & Nixon Ave 300 metres
Dedicated cycling infrastructure	Nixon Ave – bike lane, 300 metres
London Transit stop	Nixon Ave – LTC stop, 300 metres
Public open space	WInblest Park, 408 metres
Commercial area/use	Southdale Rd E and Montgomery Rd, 300 metres
Food store	No Frills, 300 metres
Primary school	Cleardale Public School, 550 metres
Community/recreation amenity	South London Community Centre, 1,350 metres

B. Planning Information and Request

Current Planning Information

Current Place Type	Neighbourhoods Place Type fronting a Civic Boulevard
Current Special Policies	N/A
Current Zoning	Residential R3 (R3-2) Zone

Requested Designation and Zone

Requested Place Type	N/A
Requested Special Policies	N/A
Requested Zoning	R3 Residential/R8 Special Provision (R3-2/R8-4())

Requested Special Provisions

Regulation (R8-4)	Required	Proposed
Front Yard Setback (minimum)	6.0 metres (19.7 feet) plus 1.0(3.3 feet) per 10.0 metres (32.8 feet) of main building height or fraction thereof above the first 3.0 metres (9.8 feet)	1.5m
Exterior Side Yard Setback (minimum)	6.0 metres (19.7 feet) plus 1.0(3.3 feet) per 10.0 metres (32.8 feet) of main building	4.5m

Regulation (R8-4)	Required	Proposed
	height or fraction thereof above the first 3.0 metres (9.8 feet)	
Interior (East) Side Yard Setback (minimum)	1.2 metres (3.9 feet) per 3.0metres (9.8 feet) of main building height or fraction thereof above 3.0 metres (9.8 feet), but in no case less than 4.5 metres (14.8 feet)	1.8m
Building Height (maximum)	13.0m	15.0m
Density (maximum)	75 units per hectare	105 units per hectare

C. Development Proposal Summary

Development Overview

Staff are recommending approval of the requested Zoning By-law Amendment with special provisions to permit the development of the 4-storey apartment building with 16 residential units and 17 parking spaces.

Proposal Statistics

Land use	Residential
Form	Apartment building
Height	3.5 storeys (16.0 metres)
Residential units	17
Density	105 uph
Building coverage	28.4%
Landscape open space	39.3%
New use being added to the local community	No

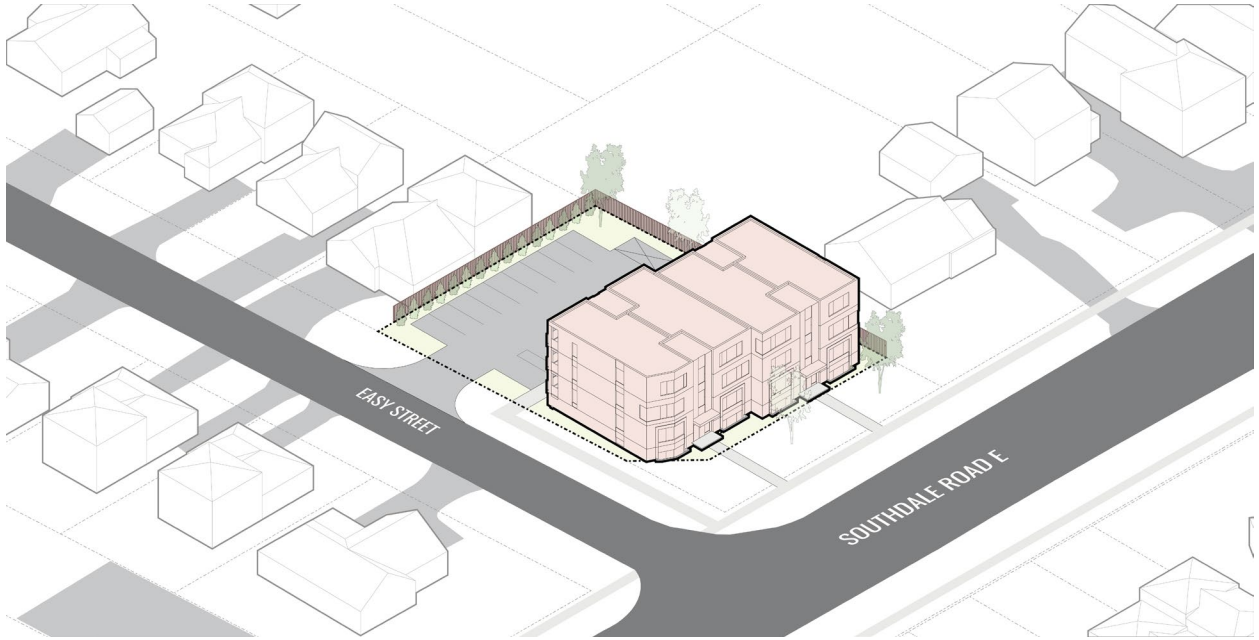
Mobility

Parking spaces	17 surface parking spaces
Vehicle parking ratio	1.06 spaces per unit
Secured bike parking ratio	0.9 spaces per unit
Connection from the site to a public sidewalk	Yes

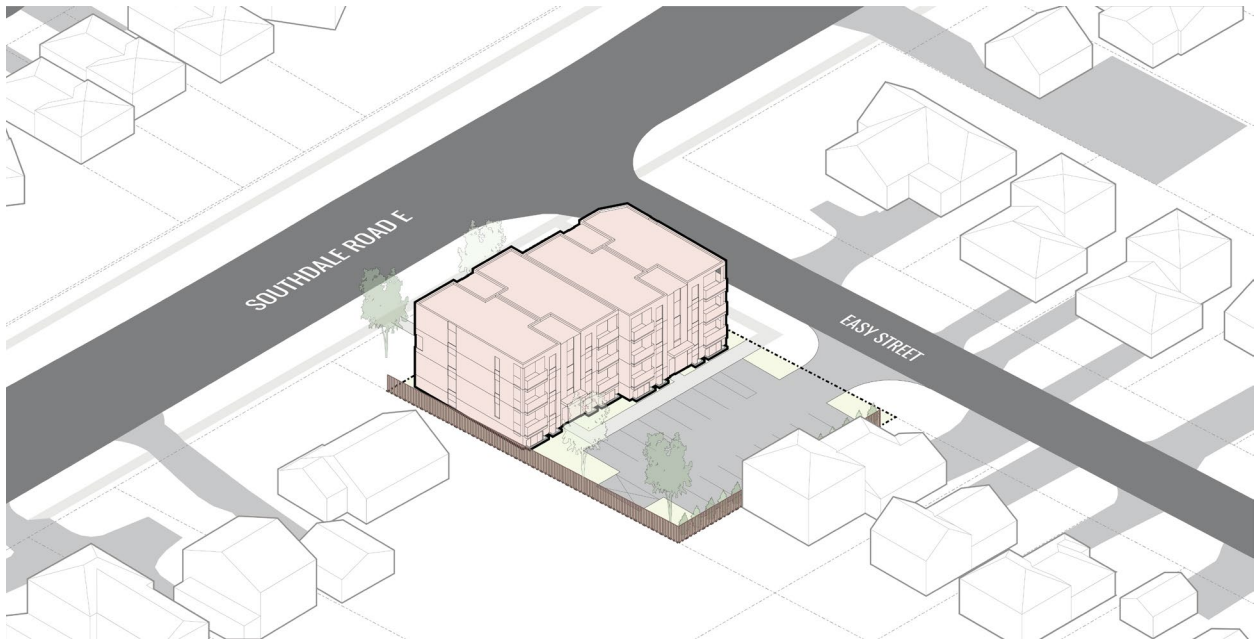
Environmental Impact

Tree removals	27
Tree plantings	Unknown
Tree Protection Area	No
Loss of natural heritage features	N/A
Species at Risk Habitat loss	N/A
Minimum Environmental Management Guideline buffer met	N/A
Existing structures repurposed or reused	N/A
Green building features	Unknown

Appendix C – Additional Plans and Drawings



Building Rendering: front of the property



Building Rendering: rear of the property

Appendix D – Internal and Agency Comments

Upper Thames River Conservation Authority – Received October 2, 2024

- The subject lands are not affected by any regulations (Ontario Regulation 41/24) made pursuant to Section 28 of the *Conservation Authorities Act*.

Site Plan – Received October 7, 2024

1. Major Issues

- None.

2. Matters for OPA/ZBA

- A portion of the building is within the required daylight triangle. The building will need to be adjusted so it remains entirely on private property.
- Confirm the exterior side yard setback. The drawing currently shows a 1.5 metre setback from the lot line without the road widening requirement.
- Special Provisions required:
 - To permit a front yard setback of 1.5 metres, whereas 6.75 metres is the minimum required.
 - To permit an exterior side yard setback of 1.5 metres, whereas 6.75 metres is the minimum required.
 - To permit an interior side yard setback of 1.8 metres, whereas 9.3 metres is the minimum required.
 - To permit a density of 101 UPH whereas 75 UPH is the maximum permitted.

3. Matters for Site Plan

- Visitor parking is required at a rate of 1 space per 10 dwelling units (2 visitor parking spaces) and ensure that these spaces are clearly delineated on the Site Plan drawing.
- Provide a common outdoor amenity space suitable in size and function for the anticipated number of residents.
- Provide enhanced landscape screening for the parking area and for the waste collection area from both Easy Street and neighbouring properties.
- Widen the driveway to the standard 6.7 metre width for residential developments.
- Provide all necessary details regarding how the Fire Department will service this development.
- Identify how snow storage will be accommodated on site or whether it will be trucked off site.
- As Southdale is designated a Cycling & Walking Route, consider providing more than the minimum amount of long-term & short-term bicycle parking.

4. Complete Application Requirements

- Site Plan Application
- Noise Study

Heritage – Received October 7, 2024

I have reviewed the Stage 1-2 Archaeological Assessment submitted for Z-9785. Please note, the recommendations of the Stage 1-2 Archaeological Assessment report (P1289-0525-2024) identify that an archaeological site was identified requiring further work in the form of a Stage 3 Archaeological Assessment.

An h-18 holding provision should be applied to the property until the Stage 3 Archaeological Assessment has been completed and all archaeological matters are addressed.

Parks – Received October 11, 2024

5. Major Issues

- a. None.

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6. Matters for OPA/ZBA

- a. None.

7. Matters for Site Plan

- a. Parkland dedication has not been taken for this site. It is to be noted that the applicant, as a condition of site plan approval, will be required to provide parkland dedication in the form of cash-in-lieu pursuant to By-law CP-25.

Urban Design – Received October 9, 2024

*The subject site is located within the Neighbourhoods Place Type at the intersection of a Civic Boulevard and Neighbourhood Street which contemplates low-rise apartments at this location. **Urban Design is generally supportive of the proposed use; however, Staff would recommend proposing a 4-storey apartment building instead of 3.5 storeys to avoid below-grade units and sunken amenity spaces fronting onto the Civic Boulevard and mitigate potential privacy and noise issues.***

The following site and building design features are supported and should be carried forward:

- *Siting the building close to Southdale Road East and locating parking to the rear of the site.*
- *Providing principal entrances fronting onto Southdale Road East with direct walkway connection to the public sidewalk.*

Matters for Zoning:

- *Provide a minimum 1 metre and a maximum 3 metre front yard set back on Southdale Road East and Easy Street to encourage street-orientation development while avoiding encroachment of footings and canopies. Refer to The London Plan, Policy 259 and 288.*
- *Provide outdoor amenity spaces for the anticipated residents by reducing the amount of surface parking in favour of usable outdoor amenity spaces. Refer to The London Plan, Policy 295.*

Matters for Site Plan:

- *Provide similar level of articulation on the side elevation fronting onto Easy Street to create an active street front and allow passive surveillance along the Neighbourhood Street. Refer to The London Plan, Policies 290, 286, 285, and 228.*
- *Screen the parking visible from Easy Street with an all-season landscape buffer to create a positive visual impact on the public realm. Refer to The London Plan, Policy 278.*
- *Integrate the garbage storage/pick-up area within the building. Alternatively, locate the pick-up area away from the view of Easy Street. Refer to The London Plan, Policy 266.*

Landscape Architecture – Received October 9, 2024

Matters for Zoning:

- *The proposed setbacks on Southdale Road East and Easy Street do not comply with the Site Plan Control By-law, which requires a minimum 3 metre setback. If the minimum setback cannot be achieved due to physical constraints on site, the applicant will be required at Site Plan to consolidate tree planting requirements from the street frontage to an interior site location, i.e., amenity area, excess parking stalls, and/or increased buffer planting along interior property lines.*
- *A Kentucky Coffee-tree is proposed to be removed on site, which is a threatened species on the Species at Risk in Ontario (SARO) list. The proponent is required to receive exemption or authorization from the Ministry of the Environment, Conservation and Parks (MECP) before any work can occur within the required 20 metre buffer from the Kentucky Coffee-tree. Confirmation from the MECP will need to be received by the City prior to the approval of the Landscape Plan or Tree Preservation Plan.*

Matters for Site Plan:

- *City trees are proposed for removal with this application. The City of London Boulevard Tree Protection Bylaws protects all trees located on City of London Boulevards (including their root zones). To request the removal or to apply for consent to injure the roots of the City trees, contact Forestry Dispatcher at*

trees@london.ca with details of your request. Approval from Forestry will need to be provided prior to the approval of the Landscape Plan or Tree Preservation Plan.

- A landscape plan is required as part of a complete Site Plan Application. The landscape plan must be completed in accordance with the City of London Site Plan Control Bylaw Section 1.6.1, Section 9. The base plan should be the same scale as the site plan, superimposed on top of servicing plan. Ensure the following landscape design elements are included in the Landscape Plan:
- Provide planted islands within the parking area to achieve the intent of the Site Plan Control By-Law. Provide one planted island for every 15 stalls, with a minimum area of 10 square metres and 0.9 metres in depth. Ensure there is a minimum of one tree with shrubs at the base per planted island. Refer to Section 9 of the Site Plan Control By-law.
- Provide tree planting along all exterior property lines fronting onto a public street or a rate of 1 tree per 12 metres. All required tree planting is to be within property limits. Refer to Section 9 of the Site Plan Control By-law.
- Provide tree planting along all interior property lines within a 1.5 landscape strip at a rate of 1 tree per 15 metres. Where high intense commercial uses abut residential uses, the width of the landscape strip should increase to 4.5 metres. Refer to Section 9 of the Site Plan Control By-law.
- Provide vegetative screening for any portion of the parking lot that is visible from the street with low walls and all-season vegetation. Refer to The London Plan, Policy 282.
- The following information is for the proponent and does not need to be included in the MRT presentation:

Kentucky Coffee-tree and the Endangered Species Act, 2007 (ESA)

- MECP is responsible for the administration of the [ESA](#). The ESA provides for the protection and recovery of species on the SARO List. The ESA includes prohibitions against killing, harming, harassing, capturing or taking a living member of a species listed as extirpated, endangered, or threatened on the SARO List (section 9) and against damaging or destroying the habitat of a species listed as endangered or threatened on the SARO List (section 10), without an exemption or authorization.
- Seeking an ESA authorization or exemption is a proponent-led process. This means that the person carrying out an activity is responsible for determining whether SAR and their habitat are present on or around the site of the activity, and ultimately ensuring their actions do not contravene the ESA.
- If a Kentucky Coffee-tree and/or its habitat are present on a property and a project is proposed, the ministry recommends that you carry out the work necessary to prepare an Information Gathering Form (IGF).
- After considering all the data and information in the IGF, if you have determined that the activity can be carried out in such a way that you will not have adverse impacts prohibited by sections 9 and/or 10 of the ESA (e.g., all construction work is occurring greater than 20m from a Kentucky Coffee-tree), an exemption or authorization under the ESA would not be necessary to proceed if the activity is carried out in that way. Again, proponents are responsible for ensuring their actions do not contravene the ESA.
- If you have determined that the proposed activities could potentially have adverse impacts prohibited by sections 9 and/or 10 of the ESA (e.g., possible harm and/or death caused by removal or relocation, damage/destruction to the 20 metre buffer), an exemption or authorization may be required before you proceed. There are different authorization types under the ESA, including conditional exemptions under [Ontario Regulation 242/08](#) or permits/agreements. MECP recommends that a proponent review the conditional exemptions (e.g., species protection/recovery, threats to human health and safety) to determine if a project is eligible for any of these options. If not, an IGF should be submitted to

the ministry at SAROntario@ontario.ca to seek a permit or agreement. Please visit [How to get an Endangered Species Act permit or authorization | ontario.ca](#) to obtain information on how to get an ESA permit or authorization.

Ecology – Received October 8, 2024

Major Issues Identified

- None

Matters for OPA/ZBA

- None

Matters for Site Plan

- None

Ecology – Complete Application Requirements

- None

Engineering – October 15, 2024

Zoning Application Comments

- Engineering has no further comments on this application. Approval is recommended.
- The Folling comments shall be addressed during the siteplan application stage.

Matters for Site Plan

Wastewater

- There is a 250mm diameter sanitary sewer on Easy Street and a 450mm diameter sanitary sewer on Southdale Road East. The applicants engineer is to demonstrate servicing to the municipal outlet.
- The subject lands are approximately 0.15ha in size and allocated historically as SF dwellings allocated approximately 8 people, with the proposed suggesting 60people but there appears to be surplus capacity for the minor increase in flows, albeit the requested density of 200UPH may be extreme for the area but SED will defer to the appropriate parties.
- The existing PDC will need to be abandoned/removed as per CoL Standards. A new PDC will need to be constructed adequate in size and slope for the proposed development, minimum 150mm diameter at 1.0%
- The applicants engineer is to demonstrate servicing to the municipal outlet with one connection.

Stormwater

- As per section 6.9 of the DSRM, Permanent Private Stormwater Systems (PPS) are a mandatory part of a regional stormwater servicing strategy for all Medium and High Density Residential, Institutional, Commercial and Industrial (ICI) site plan developments. 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. This application falls under PPS case 2.
- As part of a complete development application, the owner will be required to have a professional engineer submit to and have approved by the City Engineer the design of a PPS system, including a Storm/Drainage Servicing report and drawings which should include calculations, recommendations, and details to demonstrate compliance with the below identified SWM criteria and environmental targets:
 - The consultant shall provide/connect to a pdc in accordance with Drainage bylaw (WM-4) and DSRM requirements.
 - As per ascon 18366, the subject site is tributary to the 600mm storm sewer on Easy Street at a C-value of 0.65. Any increase in peak flows from pre to post development conditions shall be managed by onsite SWM control design including, but not limited to, bioswales, infiltration galleries/systems, storage volume calculations, flow restrictor sizing, etc. It is suggested that primarily “clean” roof runoff be directed to infiltration features.
 - The discharge flow from the site must not exceed the capacity of the stormwater conveyance system.

- The on-site private stormwater system must be designed to meet the minimum subwatershed water quality control criteria requirements outlined in DSRM Table 6.4. (80% TSS removal, Dingman Creek subwatershed)
- Site grading is to safely convey up to the major storm event (100-year event flows factored by 1.3, ref. 2024 DSRM 6.2.3), including control of external drainage areas.
- A Stormwater Management checklist for Site Plan shall be signed and submitted with the initial application. Please refer to DSRM Section 6.1.5 & 6.12.
- The Owner agrees to promote the implementation of SWM Best Management Practices (BMP's) within the plan to the satisfaction of the City Engineer, including, but not limited to, decreasing impervious areas and Low Impact Development (LID) when possible. Additionally, as part of climate change resiliency objectives the consultant is to use best efforts to maximize the provided site storage, and is encouraged to consider options, such as but not limited to, optimized grading for ponding areas, roof flow control drains, and orifice controls.
- Grading and Disposal of Storm, Surface and Wastewater shall be in accordance with Section 12 of the Site Plan Control By-Law (SPCB).
- Storm sewers on private property are regulated by the Ontario Building Code (OBC). Where there are no specific regulations in the OBC, applicable design guidance from Chapter 5 & 6 of the City of London, 2024 Design Specifications and Requirements Manual (DSRM) shall apply.
- An E&SC for the subject site shall be prepared by the owner's consultant as part of a complete site plan application. The plan is to include measures to be used during all phases of construction, should identify all erosion and sediment control measures for the subject site, and be in accordance with City of London and MECP standards and requirements. These measures are to also be identified in the Storm/Drainage Servicing Report. For further information on the requirements of the E&SC Plan, please refer to DSRM Section 10.

Water

- Water is available for the subject site via the municipal 300mm high-level watermain on Southdale Road.
- A water servicing brief addressing domestic demands, fire flows, and water quality is required.
- Any existing water services shall be abandoned to City Standards.

Transportation

- Detailed comments regarding access design and location will be made through the site plan process.
- This property is subject to a 7.942 metre road widening in perpendicular width along the Southdale Road East frontage.
- A 6m x 6m daylight at the corner.
- Additional comments to be provided during site plan consultation.

Appendix E – Public Comments

Public Input #1 - Ginnina Pepe – October 21, 2024

Phone Call - Concerns included parking adjacent to property, lighting, garbage, setback, and parking overflow on side street.

Public Input #2 – John R Collins – October 28, 2024

I have a big problem with this as a 16 unit and 17 parking spaces. This will have a major effect on the surface water in Southdale subdivision for the Drain pipe for the

subdivision that goes to Dingman Creek main junction is at Easy and Southdale road. Also, the ditches on Southdale Rd. E. Will be blocked due to this walkup. Congestion on Easy and Winblest will be horrendous and we have no sidewalks for children. Plus this is wrong for this area and our houses will be devalue all houses in the subdivision.

John R. Collins

Public Input #2 – Thu L. – October 20, 2024

Hello,

I would like to express my concerns regarding the proposed zoning amendment to 566 Southdale Rd. E & 818 Easy St., File: Z-9785.

1. Parking:

-I believe there will most likely be at least 17 parking spaces for 16 units. If there are more visitors to these apartments, where will they park? If they park on Easy street, Winblest Ave. or Verulam St. that will create a lot of traffic and noise. During the winter, the snow clean up will be very difficult.
-Furthermore, this parking lot and townhouse development will definitely overlook homes in the area causing a privacy issue.

2. Fencing:

-I do not wish to have a row of spectators who can see into my back yard. I hope there will be a fence, of substantial height, of some opaque material, perhaps of wood or concrete, to maintain privacy with adjacent backyards.
-What is the distance between the fence and the property line of neighbouring lot?
-I would like to know about the **retained parcel** for the lot frontage, the back and the side lot.

-Can some trees presently on the property be preserved for the privacy and reducing the noise? If yes, I hope trees will be incorporated into the new design.

3-Drainage:

Will the drainage for the sewers and slope of the **landscaping** be carefully thought out and not inundate neighboring yards with run off?

There is concern with increased density and sewage capacity, water surface run off and storm sewer capacity.

I would like to hear from city staff regarding the impact of the building projects would have on flooding/drainage. I also want to know if there will be a sewer upgrade for our area as most of the houses are more than 50 years old, and the soil is clay. My yard and most of the yards in this area have water issues especially in the spring.

If the city sewer systems can't handle heavy rainfall like in July 2024, and if there is more building, where will the water go?

In the future, if there is any flooding or problems with the drainage in our area, who will fix it? The city, the owner or the builder?

4- Sidewalk:

- The sidewalk access to the property needs to be properly fenced.

5-Animals:

-Are animals be allowed to live in these units? Are they to be pet friendly? The thoughts of sixteen or more animals wandering around the neighborhood worry me. Not everyone cleans up, keeps on a leash and calms barking dogs.

6-Tenants and noise:

- We have mainly one-family low-density housing in our neighborhood. This construction will greatly change the population density of the neighborhood. Please advise me on what measures will be taken to make sure that the condos do not become overcrowded with more than 5-6 renters per unit.

-Will noise become an issue? Are the units well insulated and properly fenced?

7-Lighting:

-Lighting must absolutely be shielded, at a low height, not directed to the neighbors and at soft, dim level of intensity.

8-Height and windows:

-How high is each unit? Otherwise, these habitants will have perfect views of neighbors' back yard and those at the sides. Will there be any privacy measures taken? For example, either no windows or tinted/frosted windows along the sides or facing the back that look out over the neighbors' yards.

9-The construction

-The construction will affect us a lot: noise, dust, circulation...
-I would like to know about the working hours and the duration of this project.
-What will the time- frame be for the use of heavy equipment and what measures are being taken to make sure the vibrations from their usage not affect the surrounding houses? The vibrations, the digging and the weight of these machines can affect the soil and stability of the earth of the neighbouring properties.

10-The property tax

-Will the property tax be changed because the residential zone becomes a higher density residential zone (or even a possible commercial zone)?

11- Meeting date and time:

The meeting date and time will be on November 12, 2024

Location: City Hall or virtual participation

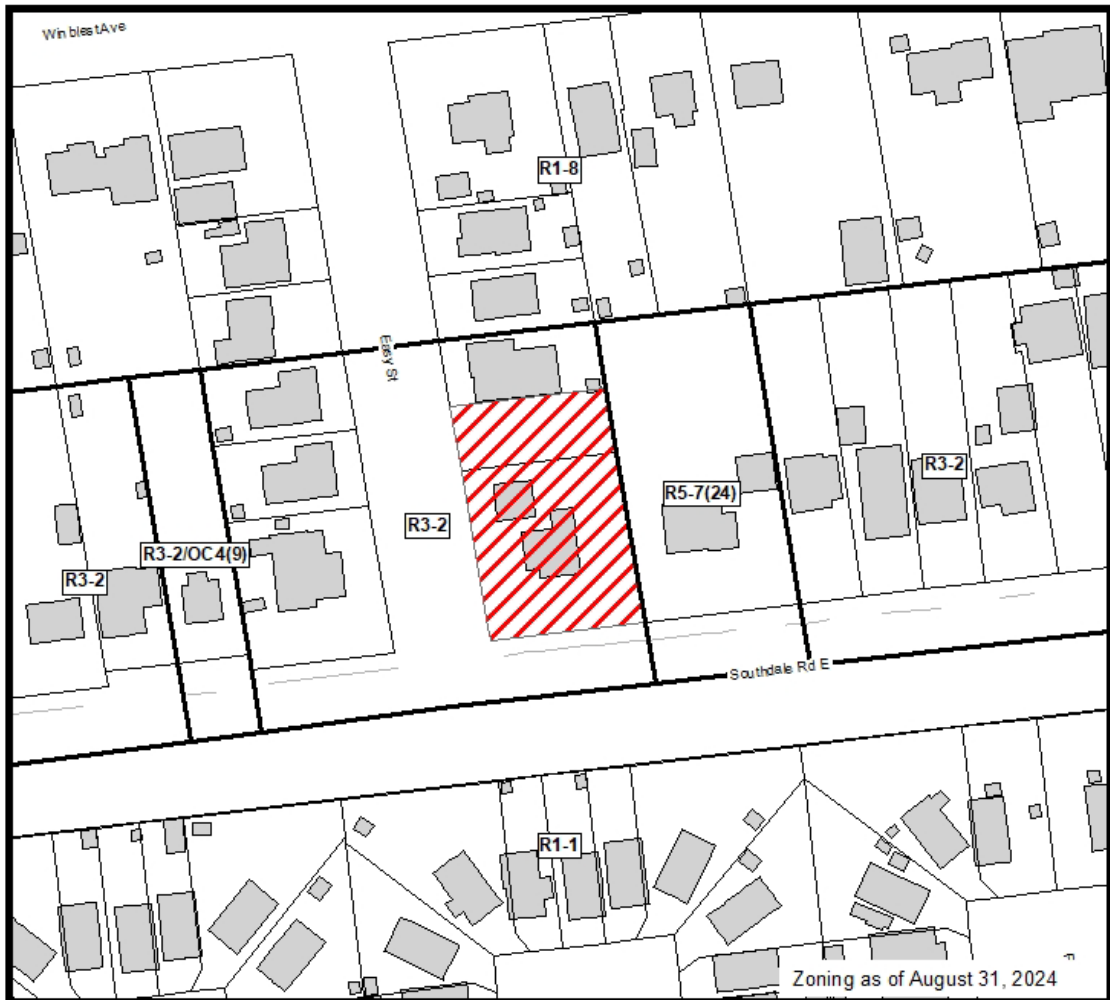
-For those who can't attend because of work or other reasons, will there be any available report of the meeting for them? If yes, where to find it ?

Sincerely,

Thu L.

Appendix F – Relevant Background

Zoning By-law No. Z.-1 – Zoning Excerpt



COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: R3-2

1) LEGEND FOR ZONING BY-LAW Z-1

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

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-9785

AR

MAP PREPARED:

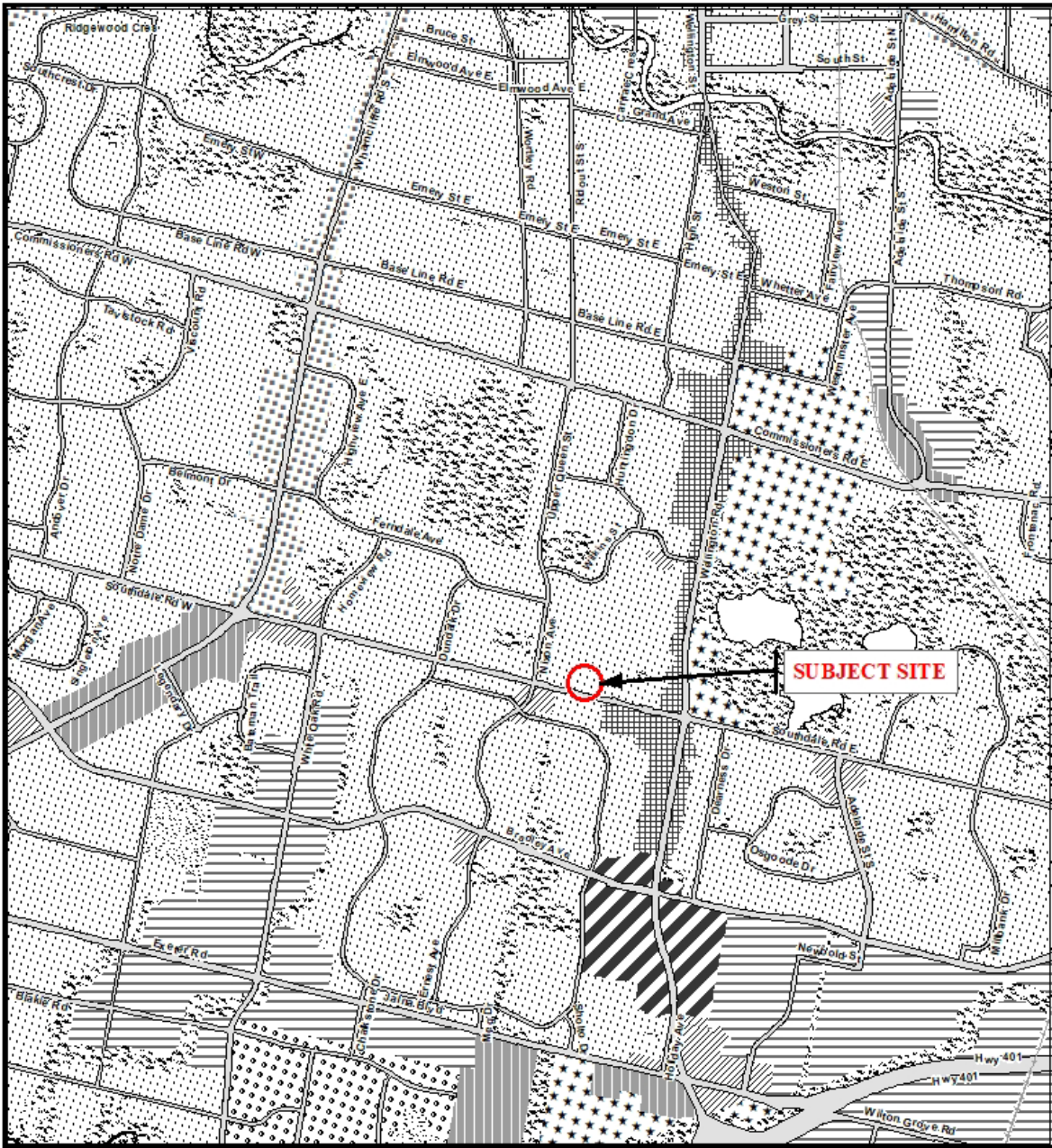
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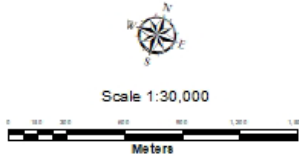
Legend

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-9785
Planner: AR
Technician: JI
Date: 2024/09/26