

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning and Environment Committee

**From:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Housing and Community Growth

**Subject:** Southbridge Healthcare LP c/o Zelinka Priamo Ltd.  
1390 Dundas Street  
File Number: Z-9817, Ward 4  
Public Participation Meeting

**Date:** February 19, 2025

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following action be taken with respect to the application of Southbridge Healthcare LP (c/o Zelinka Priamo Ltd.) relating to the property located at 1390 Dundas Street, the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting March 4, 2025, 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 Regional Facility (RF) Zone **TO** a Regional Facility Special Provision (RF1(\_)) Zone.

**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 Design and Building policies, and the Urban Corridors Place Type policies;
- iii) The recommended amendment would permit complementary uses that are considered appropriate within the surrounding context.

## Executive Summary

### Summary of Request

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Regional Facility (RF) Zone to a Regional Facility Special Provision (RF1(\_)) Zone.

### Purpose and the Effect of Recommended Action

Staff are recommending approval of the requested Zoning By-law Amendment to permit a limited range of complementary uses, including a day care centre, office (medical/dental), wellness centre, pharmacy, office, retail store, restaurant (fast food), laboratory, and clinic, within the building that is currently under construction on the subject lands.

## Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Strategic Plan Area of Focus: Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.
- **Strategic Plan Area of Focus: Economic Growth, Culture, and Prosperity** by supporting small and growing businesses, entrepreneurs and non-profits to be successful.

# Analysis

## 1.0 Background Information

### 1.1 Previous Reports Related to this Matter

Report to Planning and Environment Committee - April 21, 2009 – Meeting to table the draft London Psychiatric Hospital Lands Area Plan Terms of Reference and circulate it for comment.

Report to Planning and Environment Committee - June 22, 2009 – Public Meeting for consideration of the adoption of the London Psychiatric Hospital Lands Area Plan Terms of Reference.

Report to Planning and Environment Committee - June 13, 2011 – Public Meeting for consideration of endorsement of the Secondary Plan and Stormwater Management Class Environmental Assessment.

Report to Planning and Environment Committee - September 26, 2011 – Public Meeting for consideration of approval of the Secondary Plan and Stormwater Management Class Environmental Assessment.

Report to Planning and Environment Committee - January 16, 2012 – Staff report seeking direction on the appeal of the Secondary Plan to the Ontario Municipal Board by the Fairmont Lawn Bowling Club.

Report to Planning and Environment Committee - March 19, 2013 – Staff report on the progress of resolution of the OMB appeal.

Report to Planning and Environment Committee – July 23, 2013 – Staff report on the decision of the OMB appeal.

Report to Planning and Environment Committee – September 20, 2021 – Staff report for consideration of endorsement of the Argyle Core Community Improvement Plan

Consent Report – B.035/22 – February 2, 2023

Minor Variance Report – A.071/23 – June 29, 2023

### 1.2 Planning History

In October of 2011, Council adopted the London Psychiatric Hospital Secondary Plan, which designated the subject lands as Transit-Oriented Corridor Policy Area 3 – Mid-rise. This designation is applied to the north side of Dundas Street to provide for transit-oriented mid-rise residential development that is mixed use in nature.

On September 20, 2021, Municipal Council adopted the Argyle Core Area Community Improvement Plan (CIP) for the Dundas Corridor between Highbury Avenue and Clarke Road. A CIP is a tool that allows municipalities to take actions to support improvement and redevelopment in a specifically defined project area. The subject site is within the Argyle Core Area CIP, which is currently in-force and effect.

On February 2, 2023, provisional consent (B.035/22) was granted to sever the subject site (1390 Dundas Street) from the adjacent Treed Allee.

On June 29, 2023, the Committee of Adjustment granted approval of the Minor Variance Application to permit a reduced front yard depth, a reduced interior side yard depth, and a reduced west interior side yard depth to facilitate the development of the long-term care home.

Most recently, in September of 2023, the subject lands have been granted Site Plan Approval (SPA23-043) to facilitate the development of the 5-storey long-term care home. Vehicular parking is proposed within a surface parking area on the subject site containing a total of 109 parking spaces, and a total of 44 bicycle parking spaces are proposed for the development.

### **1.3 Property Description and Location**

The subject site is comprised of one lot located on the north side of Dundas Street in the Argyle Planning District. The site has a frontage of approximately 88.7 metres (291ft) along Dundas Street, and a total area of approximately 1.61 hectares (3.97ac). The subject lands are currently under development by Southbridge Healthcare for a 5-storey long-term care facility containing 256 beds.

The subject lands abut a historic Treed Allee to the east which was once the driveway and primary entrance to the former London Psychiatric Hospital (LPH). Lands to the west are developed for the Salvation Army's London Village and contain a variety of institutional uses including a childcare centre, respite centre, Alzheimer's centre, and a church. The northern boundary of the subject lands is defined by the Canadian Pacific Railway corridor which bisects the larger LPH parcel, which is subject to future residential development. The lands to the south of Dundas Street east are primarily occupied by auto-oriented commercial uses and restaurants.

#### **Site Statistics:**

- Current Land Use: Long-term Care Facility (currently under construction)
- Frontage: 88.7 metres (291 feet)
- Depth: 194 metres (636.4 feet)
- Area: 1.61 hectares (3.97 acres)
- Shape: Rectangular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: No

#### **Surrounding Land Uses:**

- North: Canadian Pacific Railway Corridor, London Psychiatric Hospital lands subject to future residential development
- East: Historic Treed Allee, London Humane Society (currently under construction)
- South: Commercial
- West: Salvation Army's London Village

#### **Existing Planning Information:**

- The London Plan Place Type: Urban Corridors Place Type fronting a Civic Boulevard (Dundas Street)
- Existing Zoning: Regional Facility (RF) Zone



Figure 1- Aerial Photo of 1390 Dundas Street and surrounding lands.

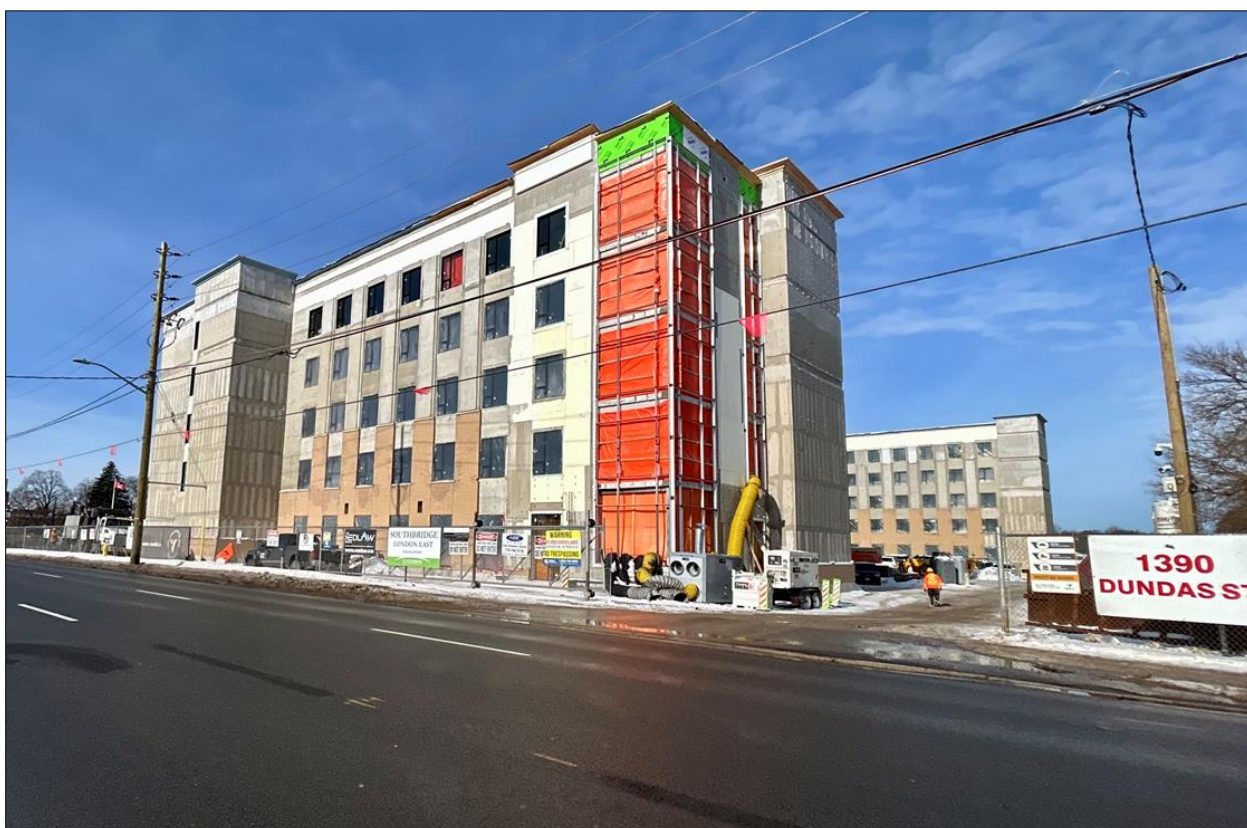


Figure 2 - Streetview from Dundas Street (looking north – dated January 17, 2025)

## 2.0 Discussion and Considerations

### 2.1 Proposal

The applicant is proposing a range of complementary uses, including a day care centre, office (medical/dental), wellness centre, pharmacy, office, retail store, restaurant (fast food), laboratory, and clinic, as additional permitted uses within the building currently under construction on the subject lands, which received Site Plan Approval (SPA23-043). While not all of these uses are to be implemented immediately, the purpose is to provide Southbridge Healthcare the flexibility to implement these uses in the long-term care building should they determine their necessity. These uses are proposed to be located on the ground floor only and occupy the southern wing facing Dundas Street. No new or additional development is proposed as part of this application.

The proposed development includes the following features:

- Land use: Regional Facility
- Form: 5-storey Long-term Care Facility
- Height: 23.0 metres
- Gross Floor Area: 332m<sup>2</sup>
- Building coverage: 20%
- Parking spaces: 109 parking spaces
- Bicycle parking spaces: 44 spaces
- Landscape open space: 34%

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

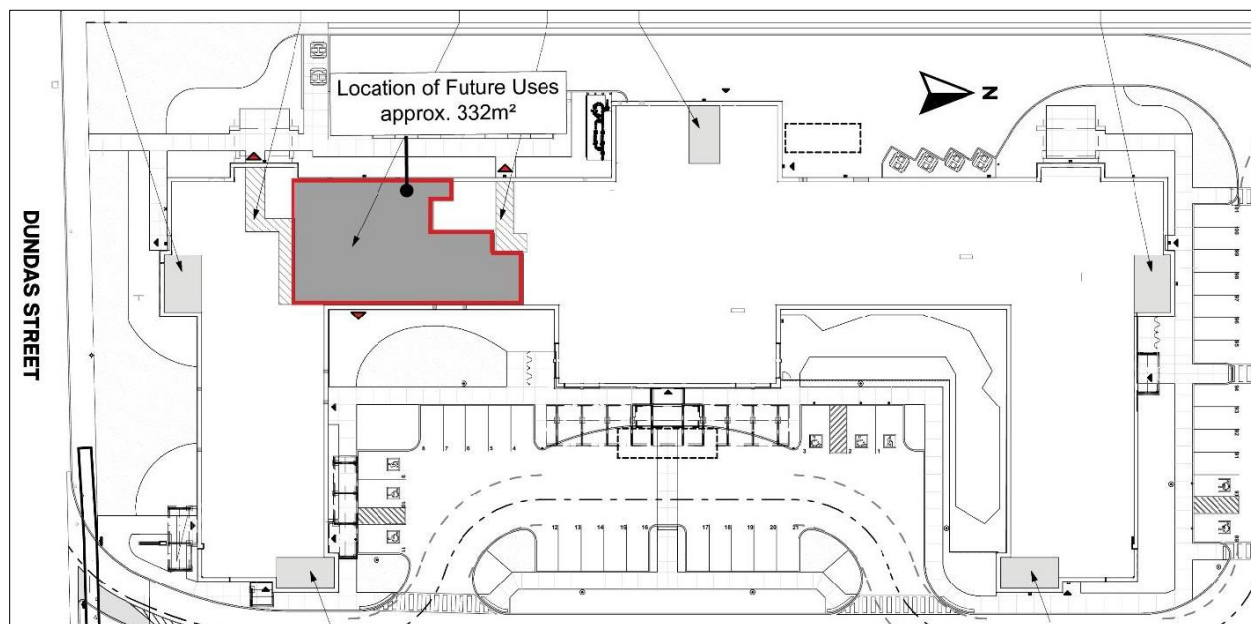


Figure 3 - Site Plan (Received December 2024)

## 2.2 Requested Amendment

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Regional Facility (RF) Zone to a Regional Facility Special Provision (RF1(\_)) Zone.

The following table summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

Regulation (RF1)	Proposed
Additional Permitted Uses	<ul style="list-style-type: none"> <li>• Day Care Centre</li> <li>• Office, Medical/Dental</li> <li>• Wellness Centre</li> <li>• Pharmacy</li> <li>• Office</li> <li>• Clinic</li> <li>• Retail Store</li> <li>• Restaurant, Fast Food</li> <li>• Laboratory</li> </ul>

## 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 and are addressed in Section 4.0 of this report.

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

## **2.4 Public Engagement**

On December 13, 2024, Notice of Application was sent to 42 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 December 26<sup>th</sup>, 2024. A “Planning Application” sign was also placed on the site.

There were no responses received during the public consultation period.

## **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.

### ***London Psychiatric Hospital Secondary Plan***

The *London Psychiatric Hospital Secondary Plan (LPHSP)* has been reviewed in its entirety and it is staff’s opinion the proposed Zoning By-law amendment is consistent with it. The subject lands are designated Transit-Oriented Corridor Policy Area 3 – Mid-rise in accordance with Schedules 2 and 3.

## **3.0 Financial Impact/Considerations**

None.

## 4.0 Key Issues and Considerations

### 4.1 Land Use

The subject lands are in the Urban Corridors Place Type of The London Plan, with frontage on a Civic Boulevard (Dundas Street), in accordance with Map 1 – Place Types and Map 3 – Street Classifications. The proposed Zoning By-law Amendment requests a limited range of complementary uses, allowing for efficient and flexible use of the subject lands, and takes advantage of existing servicing for small-scale complementary uses (TLP 826\_). The Urban Corridors Place Type contemplates a range of residential, retail, service, office, cultural, recreational, and institutional uses (TLP 837\_1).

Notwithstanding the permitted uses and intensities of the Urban Corridors Place Type, the site is also within the London Psychiatric Hospital Lands Area Secondary Plan, and designated Transit-Oriented Corridor Policy Area 3 – Mid-rise. This designation is applied to the north side of Dundas Street to provide for transit-oriented mid-rise residential development that is mixed use in nature (LPHSP 3.4.3 i)). Permitted uses in the Transit-Oriented Corridor Policy Area 3 include a range of residential uses, including the existing long-term care home that is currently under construction on the subject lands (LPHSP 3.4.3 ii)). This Policy Area is divided by the Treed Allée with specific policies for each side. As the subject lands are located to the immediate west of the Treed Allée, the following secondary uses will be permitted only on the ground floor of those residential buildings fronting onto Dundas Street, including, but not limited to: personal services, food stores, retail stores, financial institutions, convenience stores, day care centres, pharmacies, studios and galleries, specialty food stores, fitness and wellness establishments and small-scale office uses with a maximum total gross floor area for the site of 2,000m<sup>2</sup> (LPHSP 3.4.3 ii)).

Based on the above, staff are satisfied the requested uses are appropriate for the subject lands given that they are complementary to the long-term care facility, are proposed at-grade and oriented to Dundas Street (LPHSP 3.4.3 iii e)), and fit the intent and purpose of the designation within the London Psychiatric Hospital Secondary Plan. As such, staff are satisfied the existing and proposed uses are in conformity with The London Plan and LPHSP.

### 4.2 Intensity & Form

Given no new development, exterior changes, or alterations to the site layout are proposed as part of this Zoning By-law Amendment application, staff are satisfied that the subject site continues to be an appropriate shape and size to accommodate the proposed additional uses. The layout of the existing development, which includes the area proposed to be occupied by the requested uses, maintains the maximum floor area policy (2,000m<sup>2</sup>) in the LPHSP. As such, staff are satisfied the intensity and form are in conformity with The London Plan and the LPHSP.

## Conclusion

The applicant has requested an amendment to the Zoning Bylaw Z.-1 to rezone the property from a Regional Facility (RF) Zone to a Regional Facility Special Provision (RF1(\_)) Zone. Staff are recommending approval of the requested Zoning By-law amendment.

The recommended amendment is consistent with the PPS, 2024, in conformity with The London Plan, and would permit a limited range of complementary uses within the existing building currently under construction.

**Prepared by:** **Chloe Cernanec**  
**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, Housing and Community Growth

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)  
2025

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1390 Dundas Street.

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

NOW 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 1390 Dundas Street, as shown on the attached map **FROM** a Regional Facility (RF) Zone **TO** a Regional Facility Special Provision (RF1(\_)) Zone.
2. Section Number 31.4 of the Regional Facility (RF1) Zone is amended by adding the following Special Provisions:

RF1(\_) 1390 Dundas Street

- a) Additional Permitted Uses:
  - i) Uses permitted on the ground floor in association with the main permitted use
    - a. Day Care Centre
    - b. Office, Medical/Dental
    - c. Wellness Centre
    - d. Pharmacy
    - e. Office
    - f. Clinic
    - g. Retail Store
    - h. Restaurant, Fast Food
    - i. Laboratory
- b) Regulations
  - i) Gross Floor Area for Office Uses (Maximum) – 2,000 square metres

2. 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.

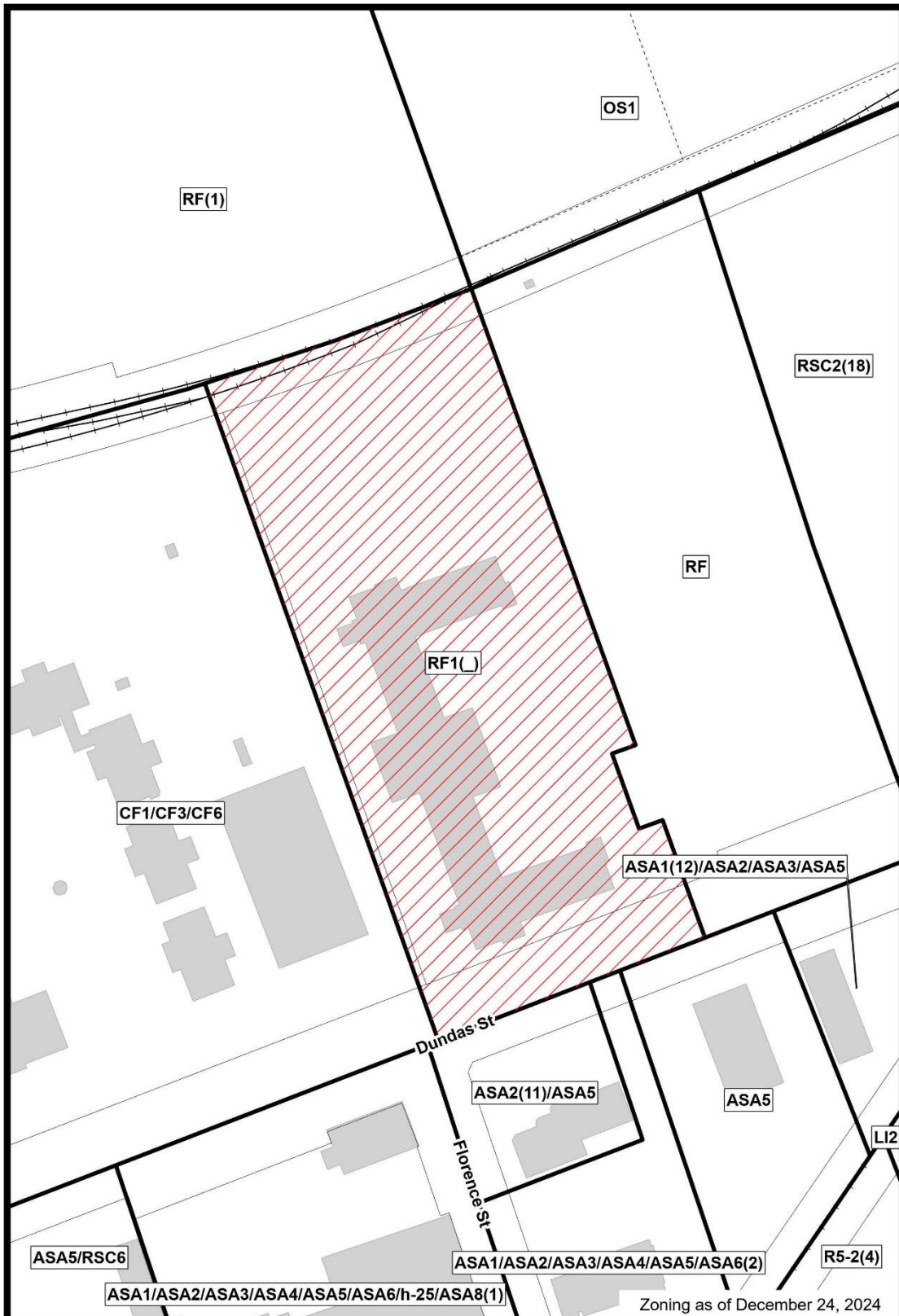
PASSED in Open Council on March 4, 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – March 4, 2025  
Second Reading – March 4, 2025  
Third Reading – March 4, 2025

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



Zoning as of December 24, 2024

File Number: Z-9817  
Planner: CC  
Date Prepared: 2025/01/15  
Technician: RC  
By-Law No: Z.-1-

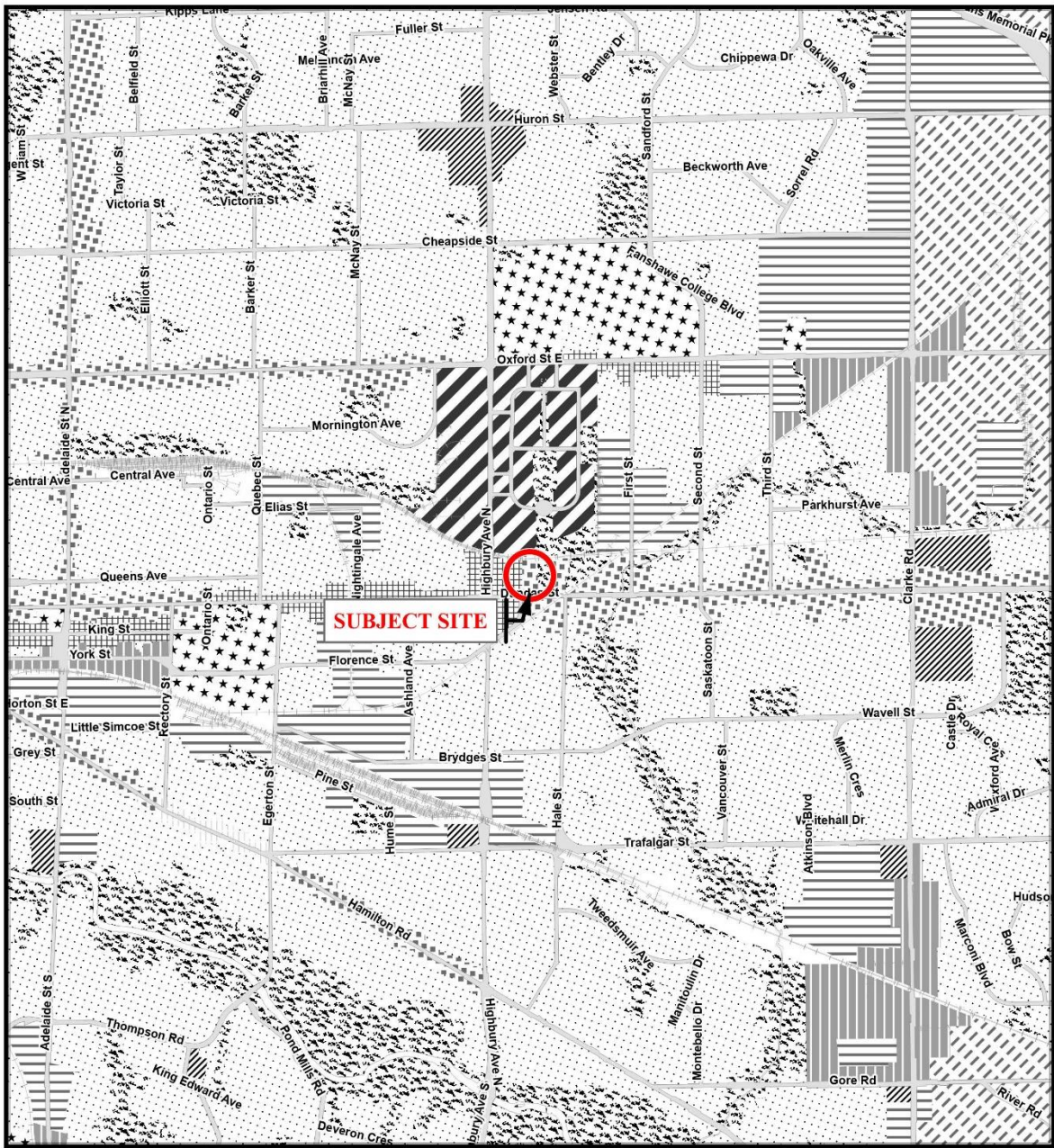
SUBJECT SITE 

1:1,500

0 25 50 Meters



# Appendix B – Additional Plans and Drawings



**Legend**

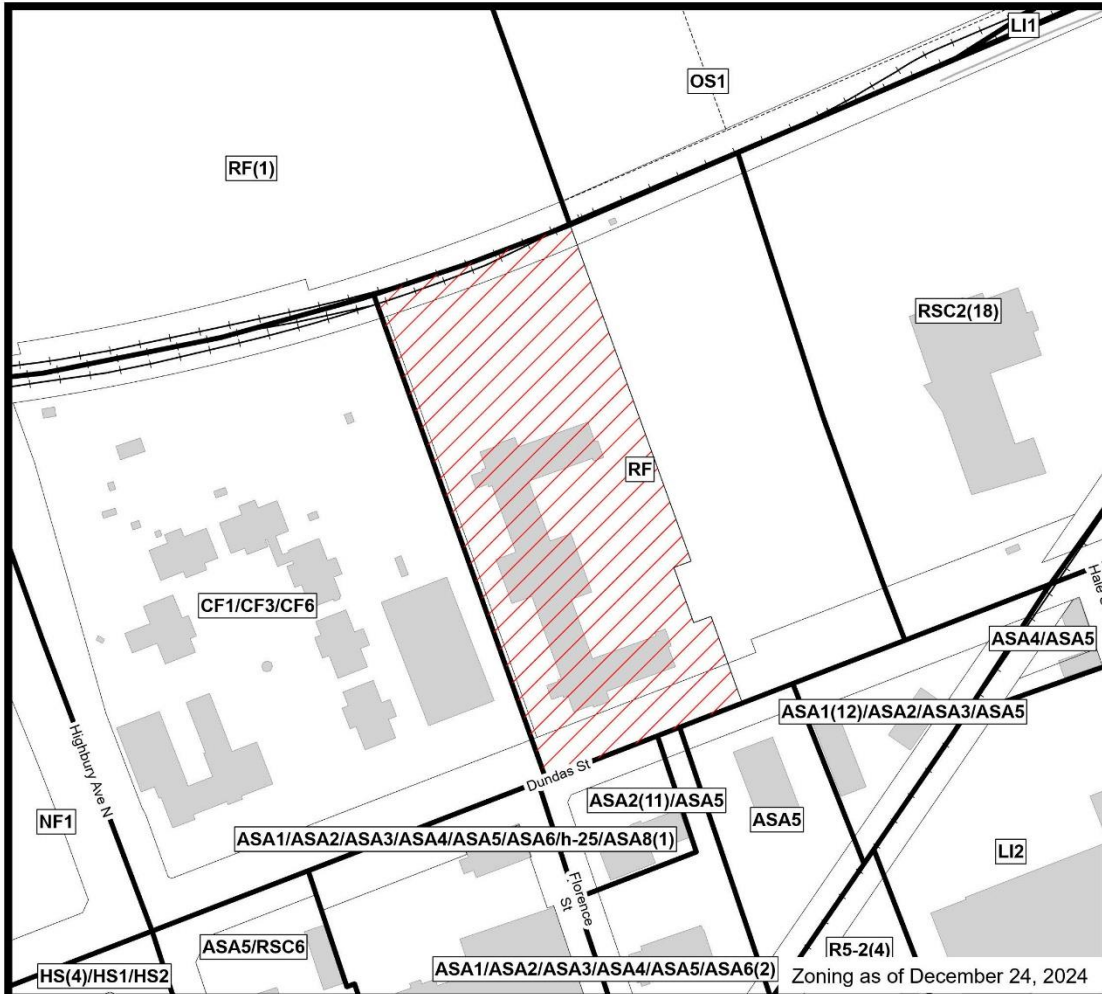
Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street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

<p><b>CITY OF LONDON</b>  <b>Official Plan</b>  <b>LONDON PLAN MAP 1</b>  <b>- PLACE TYPES -</b></p> <p>PREPARED BY: Planning &amp; Development</p>	<p>Scale 1:30,000</p> <p>0 150 300 600 900 1,200 1,500</p> <p>Meters</p>	<p><b>File Number:</b> Z-9817</p> <p><b>Planner:</b> CC</p> <p><b>Technician:</b> RC</p> <p><b>Date:</b> 2025/01/15</p>
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Project Location: E:\Planning\Projects\p\_officialplan\workconsol\0\excerpts\_LondonPlan\excerpts\_LondonPlan\_ArcPro\excerpts\_LondonPlan.aprx

The London Plan Map 1- Place Types



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: RF**

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

- R1 - SINGLE DETACHED DWELLINGS
- R2 - SINGLE AND TWO UNIT DWELLINGS
- R3 - SINGLE TO FOUR UNIT DWELLINGS
- R4 - STREET TOWNHOUSE
- R5 - CLUSTER TOWNHOUSE
- R6 - CLUSTER HOUSING ALL FORMS
- R7 - SENIOR'S HOUSING
- R8 - MEDIUM DENSITY/LOW RISE APTS.
- R9 - MEDIUM TO HIGH DENSITY APTS.
- R10 - HIGH DENSITY APARTMENTS
- R11 - LODGING HOUSE
  
- DA - DOWNTOWN AREA
- 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
  
- OR - OFFICE/RESIDENTIAL
- OC - OFFICE CONVERSION
- RO - RESTRICTED OFFICE
- OF - OFFICE

- RF - REGIONAL FACILITY
- CF - COMMUNITY FACILITY
- NF - NEIGHBOURHOOD FACILITY
- HER - HERITAGE
- DC - DAY CARE
  
- OS - OPEN SPACE
- CR - COMMERCIAL RECREATION
- ER - ENVIRONMENTAL REVIEW
  
- OB - OFFICE BUSINESS PARK
- LI - LIGHT INDUSTRIAL
- GI - GENERAL INDUSTRIAL
- HI - HEAVY INDUSTRIAL
- EX - RESOURCE EXTRACTIVE
- UR - URBAN RESERVE
  
- AG - AGRICULTURAL
- AGC - AGRICULTURAL COMMERCIAL
- RRC - RURAL SETTLEMENT COMMERCIAL
- TGS - TEMPORARY GARDEN SUITE
- RT - RAIL TRANSPORTATION
  
- "h" - HOLDING SYMBOL
- "D" - DENSITY SYMBOL
- "H" - HEIGHT SYMBOL
- "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-9817

CC

MAP PREPARED:

2025/01/10

RC

1:2,500

0 10 20 40 60 80

Meters

## **Appendix C – Internal and Agency Comments**

### **Enbridge Gas – Received December 13, 2024**

Enbridge Gas does not object to the proposed application(s), however, we reserve the right to amend or remove development conditions.

### **Exxon Mobil – Received December 13, 2024**

Please be informed, there is no Imperial infrastructure in the vicinity of this location, and there is no need for further engagement.

### **Site Plan – Received December 15, 2024**

Site Plan Approval will not be required.

### **Heritage – Received December 16, 2024**

The property at 1390 Dundas Street is located adjacent to the heritage designated property at 850 Highbury Avenue North and the heritage listed property at 1340 Dundas Street. The application seeks to add an additional use to the existing building currently under construction. As a result, there are no further heritage requirements for this application.

### **Urban Design – Received December 19, 2024**

Urban Design has no zoning related comments for the ZBA at 1390 Dundas Street.

### **London Hydro – Received December 13, 2024**

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

### **UTRCA– Received December 18, 2024**

The lands at 1390 Dundas Street, London are not affected by any regulations made pursuant to Section 28 of the Conservation Authorities Act. The UTRCA has no objections to this application and we have no Section 28 approval requirements.

### **Landscape Architecture – Received December 19, 2024**

If no additional development is proposed, there are no LA comments.

### **Parks Planning – Received December 20, 2024**

Adding uses to existing building, no comments

### **Ecology – Received December 23, 2024**

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

### **Engineering – Received January 15, 2025**

Engineering has **no further comments** to this zoning by-law amendment to expand the range of permitted uses. There are no expansion, enlargement or significant exterior modifications are taking place on the subject lands.

Should any exterior construction or existing parking lot reconstruction/restoration be proposed as part of a future application, then additional comments are to be expected.