

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: 2271075 Ontario Ltd. (c/o Strik, Baldinelli, Moniz Ltd.)
75-91 Southdale Road East
File Number: Z-25008, Ward 12
Public Participation Meeting

Date: March 18, 2025

Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 2271075 Ontario Ltd. relating to the property located at 75-91 Southdale Road East:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on April 1, 2025 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to amend the zoning of the subject property **FROM** a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone **TO** a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone and a Residential R9 Special Provision/Neighbourhood Shopping Area Special Provision (R9-7(_)*H25/NSA4(6)) Zone;
- (b) The Site Plan Approval Authority **BE REQUESTED** to consider the following design issues through the site plan process:
 - i) Provide a minimum 1.5 metre setback along all interior pathways to allow for tree planting.
 - ii) Explore opportunities to wrap the at-grade parking fronting Petty Street in active uses with a high proportion of transparent glazing.
 - iii) Provide a direct walkway connection from the principal entrance to the future public sidewalk along Petty Street and avoid the wrapping of the sidewalk to allow additional landscaping in the front yard.

IT BEING NOTED, that the above noted amendments are 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 Policies, and the Shopping Area Place Type policies; and
- iii) The recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood.

Executive Summary

Summary of Request

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the subject lands from a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone to a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone and a Residential R9 Special Provision/Neighbourhood Shopping Area Special Provision (R9-7(_)*H25/NSA4(6)) Zone.

Purpose and the Effect of Recommended Action

Staff are recommending approval of the requested Zoning By-law Amendment with special provisions to facilitate the development. The recommended action will permit a

6-storey, **56-unit** apartment building with a density of 220 units per hectare.

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:

- **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

- SP13-014710 – Site Plan Application
- SP15-029478 – Site Plan Application
- SPA22-061 – Site Plan Application
- OZ-7843 – Official Plan and Zoning By-law Amendment
- OZ-8047 – Official Plan and Zoning By-law Amendment
- Z-8305 – Zoning By-law Amendment

1.2 Planning History

In March 2012, the Official Plan and Zoning By-law were amended (OZ-7843) to designate the site a Neighbourhood Commercial Node and rezone to a Neighbourhood Shopping Area (NSA4) Zone to permit commercial development on the site. In May 2012, the Official Plan and Zoning By-law were amended (OZ-8047) to designate the site a Neighbourhood Commercial Node and add a Neighbourhood Commercial Node Special Policy to continue to permit automobile sales and service uses and zone a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone to permit commercial development on site. The Special Provision permits Automobile Sales and Service along the Southdale Road East frontage only. In March 2014, a Zoning By-law Amendment (Z-8305) rezoned the subject site to a Holding Neighbourhood Shopping Area Special Provision (h*NSA4(6)) Zone to permit an automobile sales and service establishment as an interim use.

1.3 Property Description and Location

The subject lands, municipally known as 75-91 Southdale Road East, are located at the southwest corner of Southdale Road East and White Oak Road, in the White Oak Planning District. The site is comprised of five (5) lots that have a combined area of approximately 1.0 hectare (2.48 acres). Currently there is one commercial building (a Tim Horton's restaurant and drive-through) located at the intersection of Southdale Road East and White Oak Road, with a second commercial building (Phase A) planned to be constructed in the northwest corner of the subject lands.

Site Statistics:

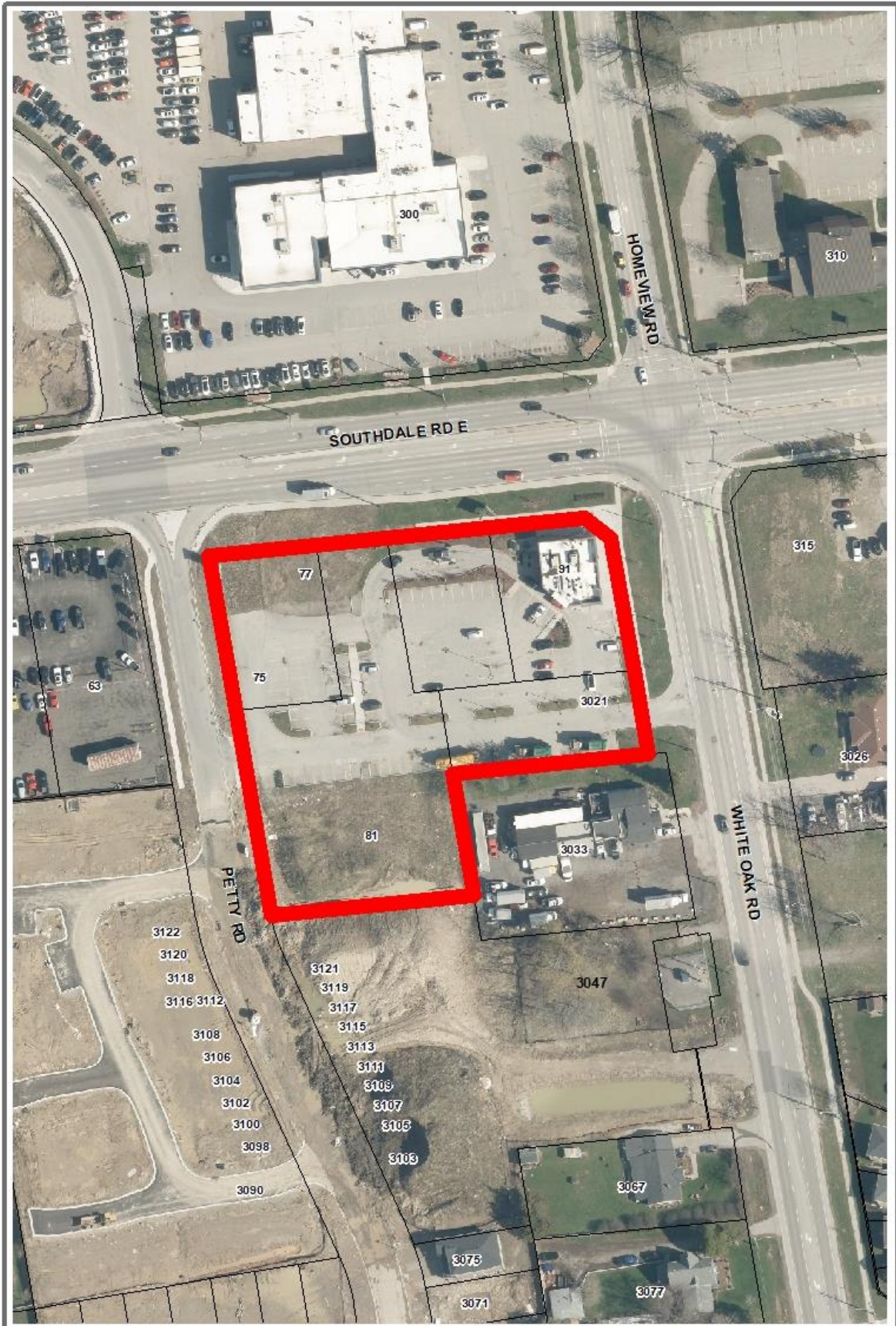
- Current Land Use: Drive-thru restaurant
- Frontage: 60.3 metres (198 ft)
- Depth: 98.0 metres (322 ft)
- Area: 1.0 hectares (2.48 acres)
- Shape: Irregular
- Located within the Built Area Boundary: Yes
- Located within the Primary Transit Area: Yes

Surrounding Land Uses:

- North: Commercial auto dealership
- East: Residential
- South: Vacant, future medium density residential
- West: Commercial auto dealerships

Existing Planning Information:

- The London Plan Place Type: Shopping Area Place Type on two Civic Boulevards (Southdale Road East & White Oak Road) and a Neighbourhood Street (Petty Road).
- Existing Special Policies: Southwest Area Secondary Plan – Commercial designation (Schedule 13 North Longwoods Neighbourhood)
- Existing Zoning: Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone.



LOCATION MAP

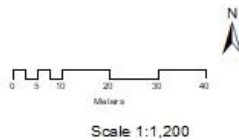
Address: 71-91 Southdale Road East

File Number: Z-25008

Planner: Isaac De Ceuster

Date: 2025/01/15

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



Legend


 Assessment Parcels

Figure 1: Aerial Photo of 75-91 Southdale Road East and surrounding lands.



Figure 2: Streetview of 75-91 Southdale Road East (view looking south).



Figure 3: Streetview of 75-91 Southdale Road East (view looking east from Exeter Road).

2.0 Discussion and Considerations

2.1 Development Proposal

The applicant is proposing a 6-storey, 56-unit apartment building with a maximum density of 224 units per hectare in the southwest corner of the subject lands. The proposed building contains 33 parking spaces on the ground floor of the proposed and 56 residential units on floors 2-6 above. A communal rooftop amenity space and private balconies are proposed. Site access is proposed via the two existing road connections from Petty Road and White Oak Road. Vehicular access to the ground floor parking will be provided from the surface parking lot to the north of the proposed development.

The proposed development includes the following features:

- Land use: Residential
- Form: Apartment building
- Height: 6 storeys
- Residential units: 56
- Density: 224 units per hectare
- Building coverage: 16%
- Parking spaces: 33 structured parking spaces
- Landscape open space: 31%

Additional plans and drawings of the development proposal are provided in Appendix "B".

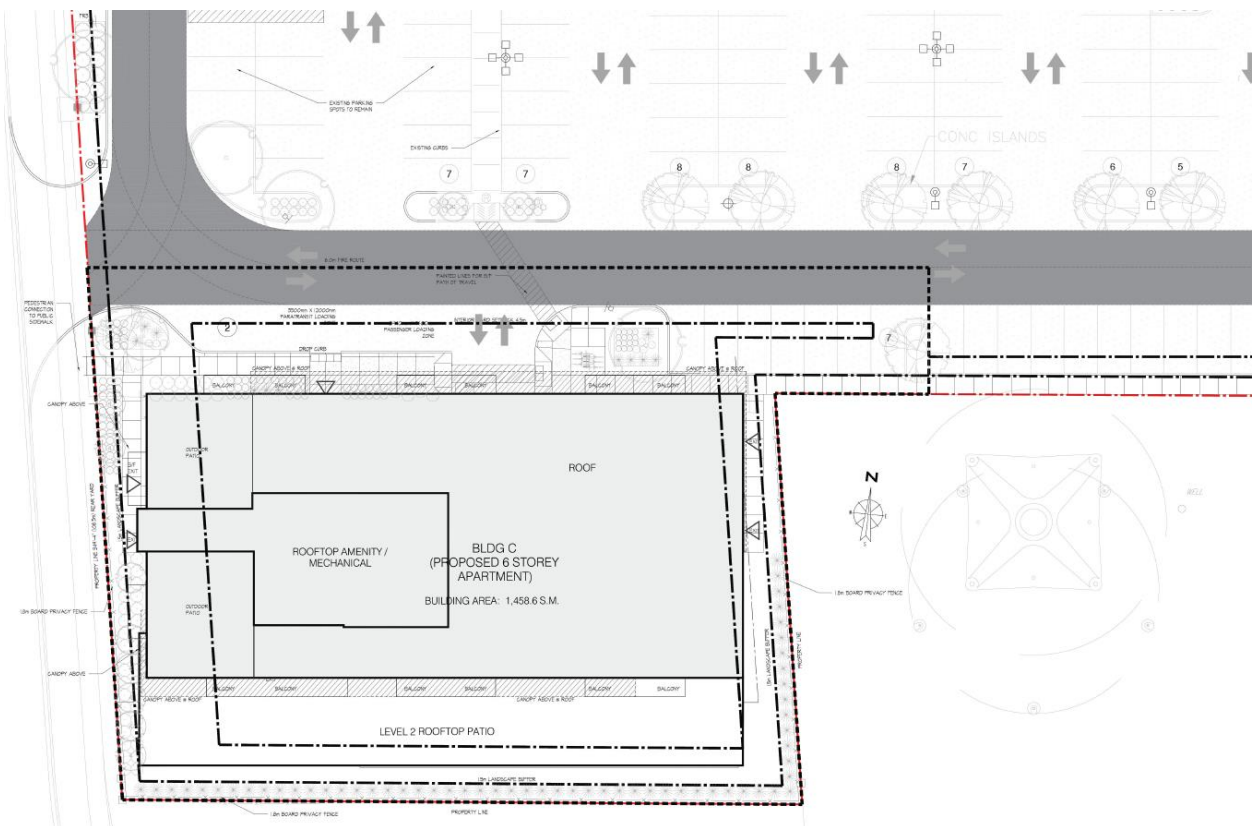


Figure 4: Concept Plan proposed Apartment Building 91 Southdale Road East.



Figure 5: Development area 91 Southdale Road East.



Figure 6: Conceptual rendering development 91 Southdale Road East (view looking south).

2.2 Requested Amendment

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the property from a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone to a Neighbourhood Shopping Area Special Provision (NSA4(6)) and a Residential R9 Special Provision/Neighbourhood Shopping Area Special Provision (R9-7()*H24/NSA4(6)) Zone with special provisions to implement the proposed development.

Regulation (R9-7)	Required	Proposed	Recommended
Front Yard Depth (minimum) – Petty Street	8.0 metres	2.0 metres	2.0 metres
Interior Side Yard Depth (minimum)	7.2 metres	2.4 metres	2.4 metres
Rear Yard Depth (minimum)	7.2 metres	2.4 metres	2.4 metres
Interior Side Yard Building Step back from South Property Line Above 1 st storey	N/A	Setback above the 1 st storey from southerly property line – 8.0 metres	8.0 metres
Landscape Open Space (minimum)	30%	24%	24%
Lot Coverage (maximum)	30%	58%	58%
Height (maximum)	13.0 metres	25.0 metres	25.0 metres
Density units per hectare (maximum)	150	220	224
Encroachments from Property Line – balconies, canopies, and architectural features	A maximum of 1.5m projection no closer than 3.0m to the lot line for balconies and 0.5m maximum projection for canopies	1.5 metres	1.5 metres

The following table summarizes additional special provisions that are being recommended by staff.

Regulation (R9-7)	Required	Proposed
Street Orientation	N/A	The principal residential lobby entrance shall be located on the Petty Street-facing façade

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.

- Provide a minimum 3.0 metres front yard setback and 1.5 metres interior side yard setback (free of pathways and other hard surfaces) to allow for landscaping and tree planting.
- Staff is not supportive of ground floor parking fronting Petty Street. Consider shared parking options with the commercial plaza to the north and locate active uses at grade fronting Petty Street.
- Engineering has no further comments on this application – Approval is recommended.

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

2.4 Public Engagement

On January 10, 2025, Notice of Application was delivered to 157 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 January 23, 2025. A “Planning Application” sign was also placed on the site.

One response was received during the public consultation period. Detailed public comments are included in Appendix “D” 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.

The London Plan includes a framework of heights that includes standard maximum and upper maximum heights (TLP Table 8). Our Tools includes policies for zoning to the upper maximum height (TLP 1638-1641).

To provide certainty and to ensure that impacts of the additional height and density are mitigated, a site-specific zoning by-law amendment is required to exceed the standard maximum height. Staff are recommending special provisions and Site Plan considerations that will help to sufficiently accommodate the proposed density and mitigate the impacts of the proposed development. An analysis is provided in Section 4.0 of this report.

Southwest Area Secondary Plan

The *Southwest Area Secondary Plan (SWAP)* 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 Commercial pursuant to Schedule 13 (North Longwoods Neighbourhood Land Use Designations) of the *SWAP*.

3.0 Financial Impact/Considerations

There are no direct municipal financial expenditures associated with this application.

4.0 Key Issues and Considerations

4.1 Land Use

The subject lands are in the Shopping Area Place Type of the London Plan fronting on two Civic Boulevards (Southdale Road East & White Oak Drive) and a Neighbourhood Street (Petty Road), in accordance with Map 1 – Place Types and Map 3 – Street Classifications. The Shopping Area Place Type permits a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses (TLP 877_). As such, the proposed apartment building is permitted in conformity with the Shopping Area Place Type of The London Plan.

The proposed residential development is supported by the policies of the PPS and aligns with the vision of the Shopping Area Place Type by allowing for flexibility in use and intensification of existing centres and by introducing mid-rise residential development into these existing centres to intensify their use, promote activity on these sites outside of shopping hours, and strengthen their role as neighbourhood centres (TLP 876_3 & _5).

Southwest Area Secondary Plan

The subject lands are designated Commercial on Schedule 13 of the North Longwoods Residential Neighbourhood Land Use Designations of the *Southwest Area Secondary Plan (SWAP)*. Policy 11.0.i sets out that no neighbourhood-specific policies apply to the Commercial designation within the North Longwoods Neighbourhood. As such, the land use specific policies defer to the underlying Place Type in The London Plan. On this basis, staff are satisfied the proposed Zoning By-law amendment to permit an apartment building is consistent with the PPS and in conformity with The London Plan and *SWAP*.

4.2 Intensity

The proposed residential intensity is consistent with the policies of the PPS that encourage all types of residential intensification, including redevelopment which results in a net increase in residential uses (PPS 2.2.1.2), compact form (PPS 2.4.1.3.c), and an appropriate mix of housing options and densities (PPS 2.3.1.3). Policy 878_ of The London Plan sets out that buildings within the Shopping Area Place Type will not exceed four storeys in height, and buildings up to six storeys may be permitted in conformity with the Our Tools policies of this Plan (TLP 878_2). The proposed apartment building is in an appropriate location for intensification and infill development, is well-served by public transit, and in proximity to a broad range of commercial and service use. The proposed residential intensification will facilitate an appropriate scale of development, and is sensitive to adjacent land uses by employing such methods as transitioning building heights and providing sufficient buffers to ensure compatibility (TLP 878_4). As such, the proposed apartment building with 56 residential units is in conformity of the Shopping Area Place Type in The London Plan.

Southwest Area Secondary Plan

Policy 11.0.i sets out that no neighbourhood-specific policies apply to the Commercial designation within the North Longwoods Neighbourhood. As such, the land use specific policies defer to the underlying Place Type in The London Plan. On this basis, staff are satisfied the proposed Zoning By-law amendment to permit an apartment building is consistent with the PPS and in conformity with the Shopping Area Place Type in The London Plan and SWAP.

4.3 Form

The London Plan encourages compact forms of development for planning new growth, including “inward and upward” compact forms of development (TLP 7_, 59_2, 66_, 79_). Various forms of infill and intensification are accommodated to realize the compact, inward and upward patterns of planned growth (TLP 59_4). The proposed form is generally consistent with the Shopping Area Place Type and City Design policies. Within the Shopping Area Place Type, all planning and development applications will conform with the City Design policies of The London Plan (TLP 879_1). These policies direct all planning and development to foster a well-designed built form, and ensure development is designed to be a good fit and compatible within its context (TLP 193_1 & 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 to minimize and mitigate impacts on adjacent properties (TLP 252_ & 253_). 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 254_ and 259_).

The proposed development currently includes parking at grade within the building along the Petty Street frontage. Staff have concerns that this will contribute to an unsafe and inactive public realm. As set out in the City Design policies, parking should be wrapped in active uses along the street frontage, such as residential units, amenity rooms and common areas that allow for an engaging, safe and comfortable environment for pedestrians (TLP 259_ & 269_ & 286_). Staff are recommending a direction to Site Plan to explore opportunities to wrap the parking along Petty Street in active uses with a high proportion of transparent glazing to create an engaging and comfortable public realm and offer passive surveillance. Staff are also recommending a special provision to ensure the principal residential lobby entrance be located on the Petty Street-facing façade.

Southwest Area Secondary Plan

As set out in *SWAP*, it is expected that redevelopment and new development in the North Longwoods Neighbourhood will reflect the existing character of the neighbourhood and will provide a walkable environment with a pedestrian scale. The built form will be primarily street-oriented on all public rights-of-way (SWAP 11.0.ii). Further, the Urban Design policies in Section 3.9 provide that all development shall be designed in a form that is compact, pedestrian-oriented and transit friendly (SWAP 3.9).

Further, a hierarchy of civic, institutional and commercial uses shall be established in locations which form part of mixed-use areas (rather than isolated in single-use complexes) which allow them to serve as focal points for the Planning Area as a whole (SWAP 3.9.i.a). Building densities and land uses located along identified transit routes are to be designed to support transit and the users of those services (3.9.i.g). Based on the above, the proposed apartment development is in keeping with the Urban Design policies of SWAP.

The proposed apartment development is supported by the policies of the PPS, is contemplated in the Shopping Area Place Type, and is in keeping with SWAP and the City Design policies of The London Plan.

4.4 Zoning

The applicant has requested an amendment to Zoning By-law Z.-1 to rezone the subject site from a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone to a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone and a Residential R9 Special Provision/Neighbourhood Shopping Area Special Provision (R9-7()*H24/NSA4(6)) Zone. The following summarizes the special provisions that have been proposed by the applicant and those that are being recommended by staff.

Reduced Front, Interior and Rear Yard Setbacks – The applicant has requested special provisions for a reduced front yard, south interior side yard and rear yard setback. Staff are supportive of the requested special provisions for a 2.0 metres front yard setback and 2.4 metres interior side yard setback and rear yard setbacks.

Stepback from South Property Line Above First storey – The applicant has requested a special provision to permit a minimum 8.0 metre stepback from the south property line above the first storey. The 2.4 metre interior side yard setback to the southern property line would only apply to ground floor of the building, comprised of the internal parking area. A setback above the 1st storey from the southerly property line would provide a minimum 8.0 metres of separation between the building and property line, which would comply with the R9-7 Zone variation.

Landscaped Open Space – The applicant has requested a special provision for a minimum 24% landscaped open space. The configuration of the dual zoning on the site and central surface parking area limits the amount of land available for landscaped open space. Based on the mixed-use design and private amenity space provided via balconies and rooftop amenity space, staff are supportive of the reduced landscaped open space of 24%.

Lot Coverage – The applicant has requested a special provision for a maximum lot coverage of 58% which applies specifically to the R9-7 zone variation. When considering the entire site, the total lot coverage is 25%, which would comply with both the NSA and R9-7 zones. Staff are supportive of the special provision for increased lot coverage to facilitate the proposed development.

Building Height – The applicant has requested a special provision to permit a building height of 25.0 metres to permit the 6-storey mid-rise apartment building. Staff are supportive of the requested special provision for a maximum building height of 25.0 metres, which implements the 6-storey building height contemplated in The London Plan.

Density – The applicant has requested a special provision to permit a maximum density of 224 units per hectare, whereas the R9-7 Zone variation permits a maximum density of 150 units per hectare. The proposed maximum density provision will allow for the implementation of the proposed development, facilitating an appropriate scale of development that is sensitive to adjacent land uses. Staff are supportive of the increased density to facilitate intensification of an underutilized lot at the intersection of two Civic Boulevards and a Neighbourhood Street in proximity to public services and public transit.

Balcony and Canopy Projection – The applicant has requested a special provision to permit a minimum front and interior side yard balcony projection of 1.5 metres to the lot lines and canopy and architectural features projection of 0.5m from the property line. The intent of projection regulations is to ensure that all aspects of the built form are located at an appropriate distance away from the lot lines to mitigate potential adverse impacts on the street and surrounding properties. Given the requested location of the projections, staff are supportive of the requested special provision.

Staff are recommending the following additional special provision as part of the application:

Street Orientation – Staff are recommending a special provision requiring the principal residential lobby entrance to be located on the Petty Street-facing façade. This recommended special provision ensures the residential lobby entrance faces Petty Street to reinforce the public realm and provide convenient and safe access between the entrance and future sidewalk.

Conclusion

The applicant has requested an amendment to the Zoning By-law Z.-1 to rezone the property from a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone to a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone and a Residential R9 Special Provision/Neighbourhood Shopping Area Special Provision (R9-7(□)*H24/NSA4(6)) Zone. Staff are recommending approval of the requested Zoning By-law amendment, with the requested special provisions and an additional special provision for street orientation.

The recommended action is consistent with the PPS 2024, conforms to The London Plan, and will permit a 6-storey apartment building with a total of 56 residential units.

Prepared by: Isaac de Ceuster
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, Housing and Community Growth

Copy:

Britt O'Hagan, Manager, Current Development

Mike Corby, Manager, City Plans

Brent Lambert, Manager, Development Engineering

Travis Macbeth, Manager, Planning Policy (Growth Management)

Huyen Le, Economic Research Analyst

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 75-91
Southdale Road East

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 75-91 Southdale Road East, as shown on the attached map **FROM** a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone **TO** a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone and a Residential R9 Special Provision/Neighbourhood Shopping Area Special Provision (R9-7()*H25/NSA4(6)) Zone.
2. Section Number 13.4 of the R9 Zone is amended by adding the following Special Provisions:

R9-7() 75-91 Southdale Road East

a. Regulations:

- i) For the purposes of zoning, Petty Road is deemed to be the front lot line.
 - ii) Front Yard Setback (minimum) – 2.0 metres
 - iii) Interior (South) Side Yard Setback (minimum) – 2.4 metres
 - iv) Rear Yard Setback (minimum) – 2.4 metres
 - v) Setback above the 1st storey from southerly property line – 8.0 metres
 - vi) Density (maximum) – 224 units per hectare
 - vii) Landscaped Open Space (minimum) – 24%
 - viii) Lot Coverage (maximum) – 58%
 - ix) Height (maximum) – 25.0 metres
 - x) Balcony Projections in Front Yard (maximum) – 1.5 metres to the lot line.
 - xi) Canopy and Architectural Features Projection (maximum) – 0.5 metres to the lot line.
 - xii) Street Orientation – the principal residential lobby entrance shall be located on the Petty Street-facing façade.
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.

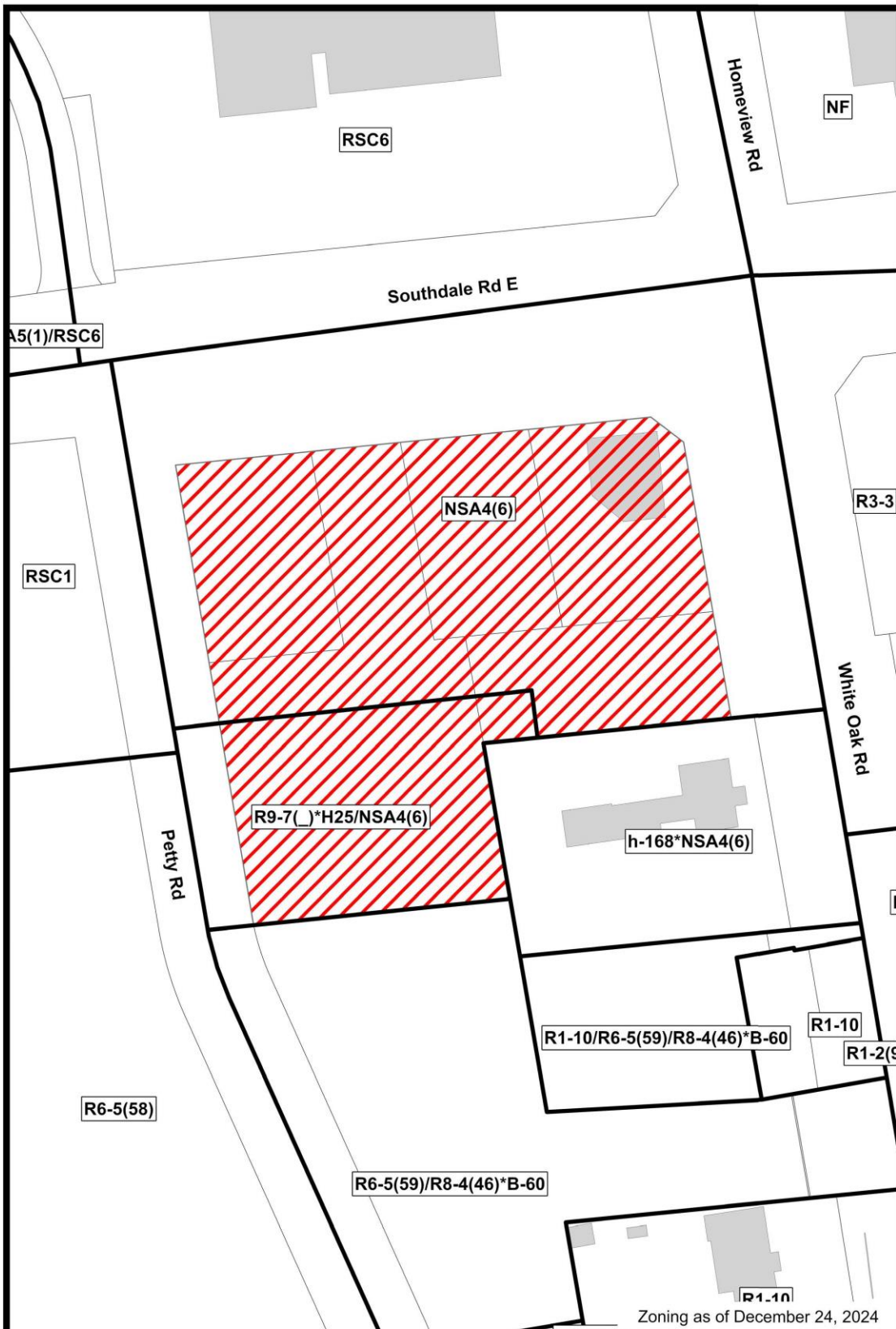
PASSED in Open Council on April 1, 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.


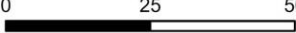

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – April 1, 2025
Second Reading – April 1, 2025
Third Reading – April 1, 2025

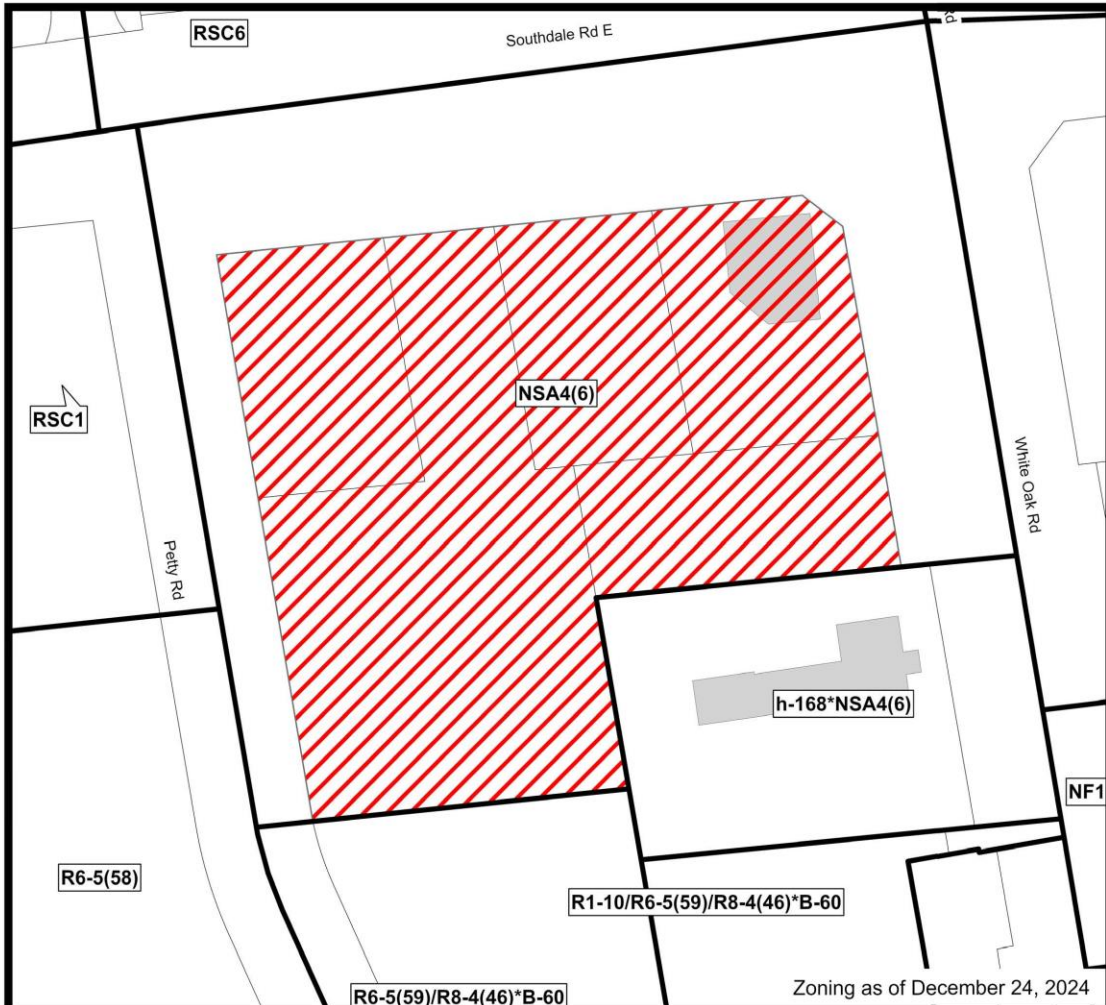
AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



<p>File Number: Z-25008 Planner: IDC Date Prepared: 2025/01/15 Technician: JI By-Law No: Z.-1-</p>	<p>SUBJECT SITE </p> <p>1:1,000</p> <p>0 25 50 Meters </p> <p></p>
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Appendix B – Additional Plans and Drawings

Current Zoning By-law Z.-1 Excerpt



 **COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: NSA4(6)**

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

- | | |
|--|---|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 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-25008

IDC

MAP PREPARED:

2025/01/15

Jl

1:1,000

0 4.75 9.5 19 28.5 38
Meters

London Plan Map 1 – Place Types



Legend

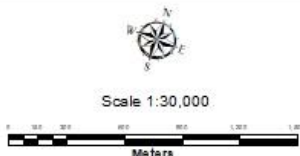
Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street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

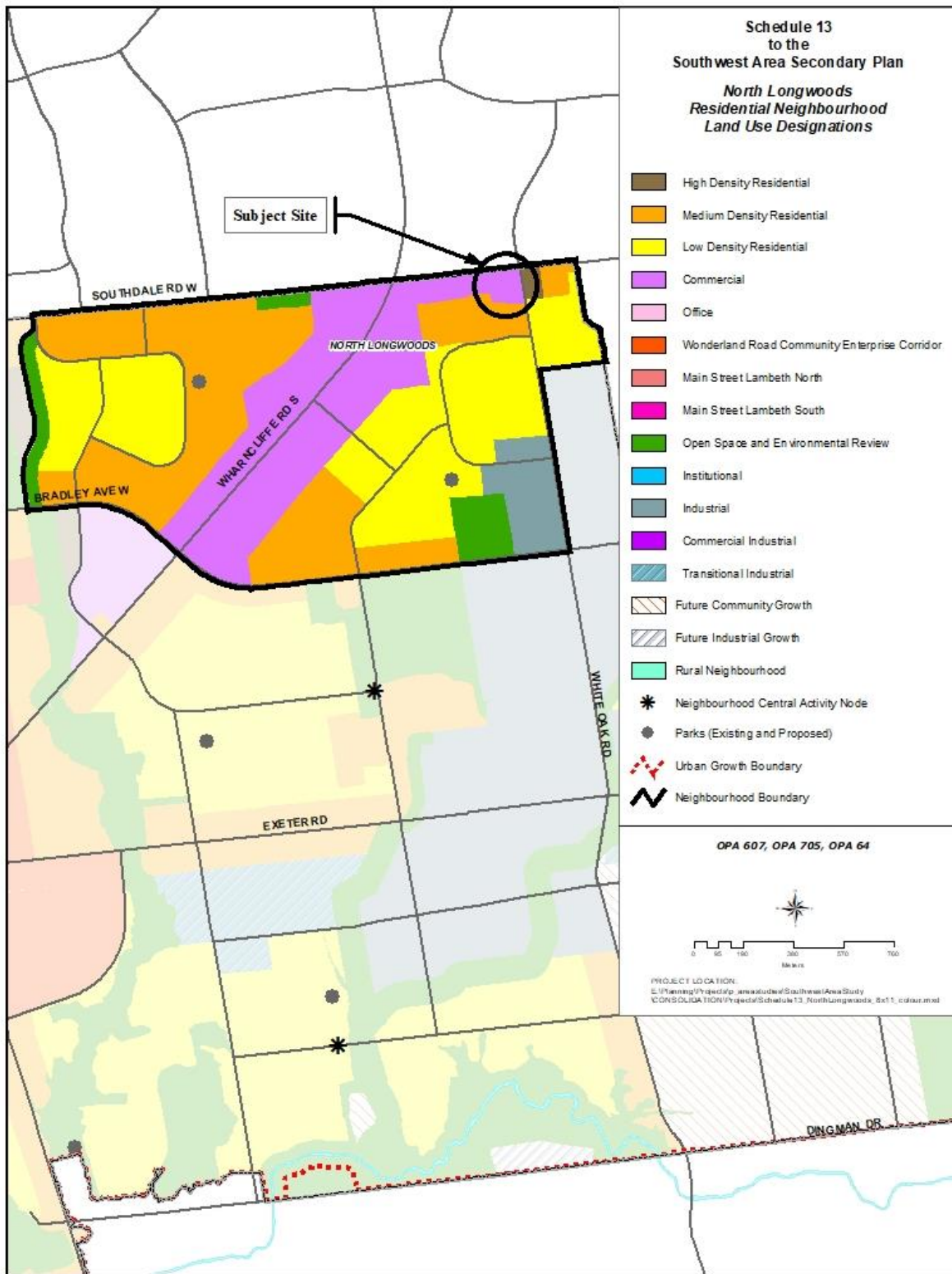
LONDON PLAN MAP 1
- PLACE TYPES -

PREPARED BY: Planning & Development



File Number: Z-25008
Planner: IDC
Technician: JI
Date: 2025/01/15

Southwest Area Secondary Plan – Schedule 13 – North Longwoods Residential Neighbourhood Land Use Designations



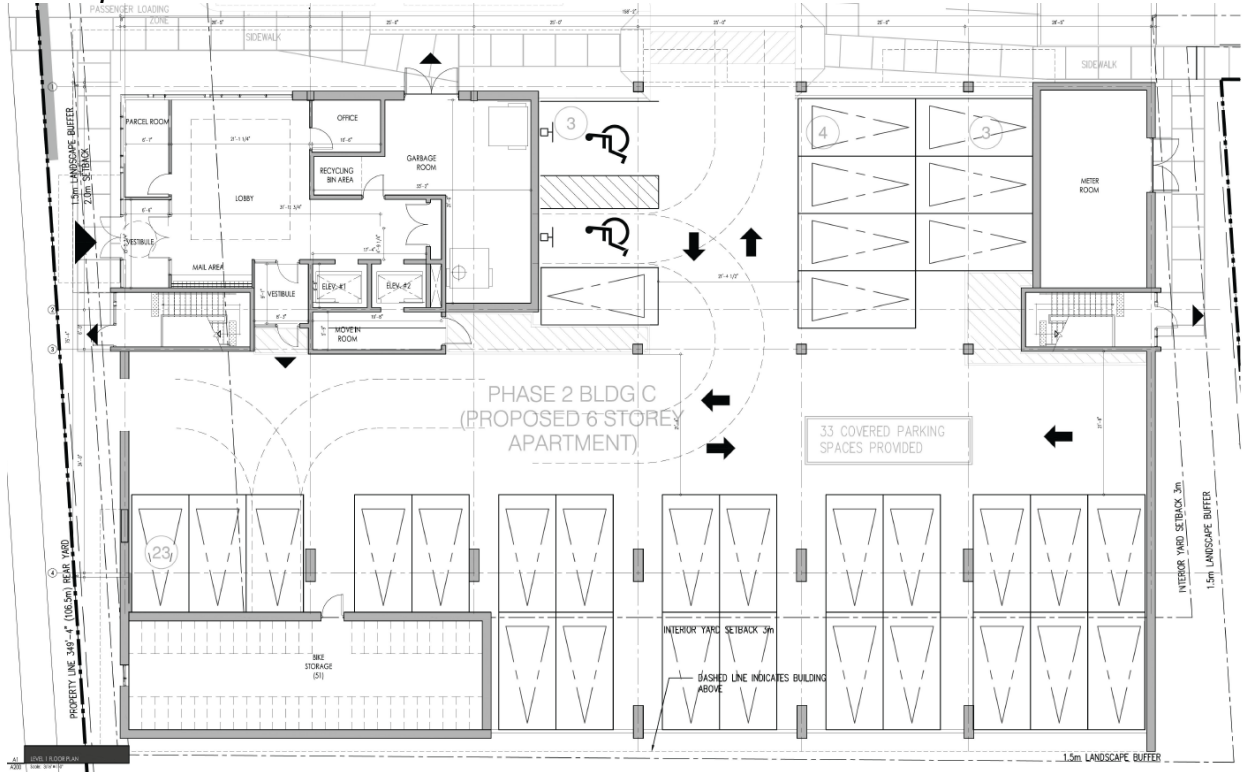
Conceptual Rendering proposed development 91 Southdale Rd East.



Conceptual Elevations proposed development 91 Southdale Road East.



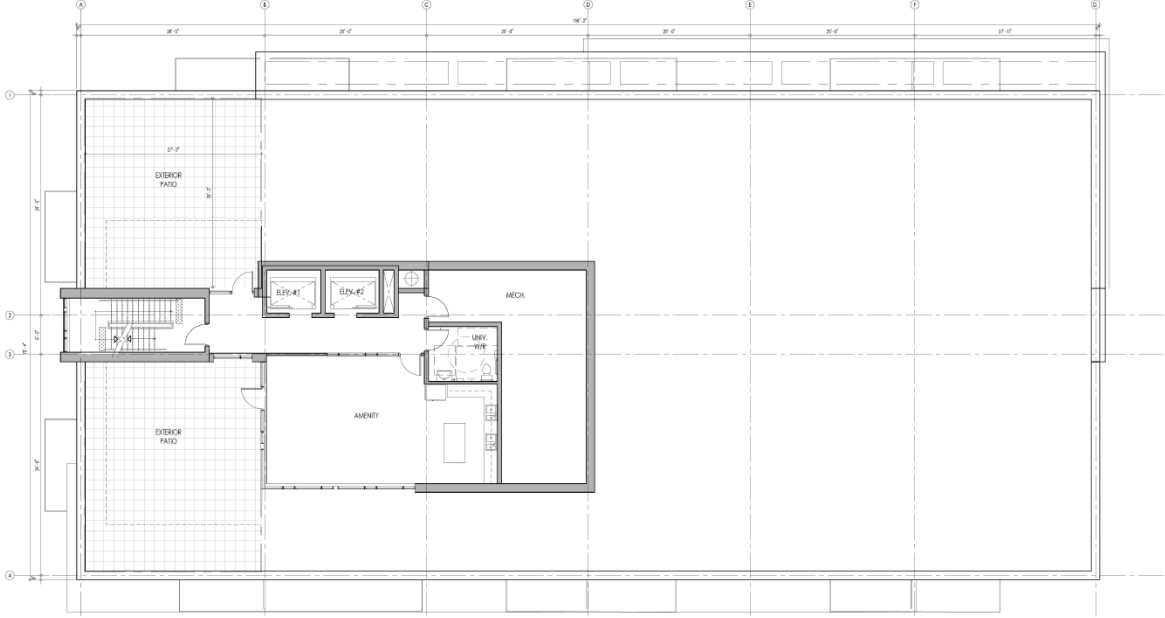
Conceptual Site Ground Floor Plan



Conceptual 2nd Floor Plan



Conceptual Rooftop Amenity Plan



41 CONCEPT AMENITY PLAN
DATE: 08/11/16

Appendix C – Internal and Agency Comments

Heritage

There are no cultural heritage or archaeological concerns associated with this application.

Landscape Architecture

Please see below for LA comments related to the zoning application at **75-91 Southdale Road**:

Matters for Zoning

- i) Provide a **minimum 1.5m setback** along all interior property lines (free of pathways or other hard surfaces) to allow for tree plantings as per Section 9 of the Site Plan Control By-law.
- ii) Provide a **minimum 3 metre setback** along Petty Road to allow for tree plantings along the exterior property line fully within the property limits. Refer to Section 9 of the Site Plan Control By-law.

Matters for Site Plan

- **A Landscape Plan** is required as part of a complete Site Plan Application. The 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. Include:
 - The location by symbol of proposed trees and shrubs (the symbol should reflect the canopy of the proposed trees and shrubs at maturity).
 - A list of all species, including common name, botanical name, quantity, size and condition at planting.
 - Planting specifications including sodding.
 - Cross-sections to show detailed tree and potted shrub planting methods. Planting details and specifications should be in accordance with the City of London Design Specifications and Requirements Manual, Chapter 12 Tree Planting and Protection Guidelines <https://www.roadauthority.com/Standards>
 - The stamp of a Landscape Architect.
- Ensure there is a minimum 3 metre set back from the ultimate road widening along Petty Road. Provide tree planting within the setback along all exterior property lines fronting onto a public street at a rate of 1 tree per 12 metres. All required tree plantings are to be within property limits. Refer to Section 9 of the Site Plan Control By-law.
- Ensure there is a minimum 1.5 metre landscape buffer along all interior property lines. Provide tree planting along all interior property lines within the landscape strip at a rate of 1 tree per 15 metres. Refer to Section 9 of the Site Plan Control By-law.
- 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 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.
- Ensure proposed trees are not located within the snow storage area due to potential damage (salt, weight, etc.).

Ecology

There are no comments or concerns from Ecology.

UTRCA

The lands at 75 to 91 Southdale Road East, 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.

Site Plan

Zoning:

- Parking should be setback from the property line a minimum of 1.5m with a landscape strip required to be maintained.
- Special provisions will be required to permit a reduced minimum interior and exterior side yard setbacks, no setbacks have been provided.

Site Plan

- Provide 1.8-metre-tall privacy fencing along the property boundary where the parcel abuts residential uses. Privacy fencing shall not be provided along the Petty Road frontage.
- Site Plan has concerns regarding the fire route, it is shown as 6.0 metres and should be 6.7 metres within the proposed development.
- No setbacks are provided on plan, setbacks need to be provided for building.
- Parking spaces too close to entrance/exit, need maneuvering space.
- Need 1 metre turn-around for parking spaces under the building.
- Specify the garbage collection method, storage location and collection point.
- Provide clear start and end to lay-by with dropped curb.
- Identify the on-site now storage location(s).
- The applicant exceeds the minimum parking requirements.
- Noise Study will be required.

Additional comments will be provided at the time of Site Plan Consultation. If there are any substantial changes, please recirculate for comment.

Urban Design

Urban Design is not supportive of the proposed at-grade parking within the building fronting Petty Street frontage and has significant concerns that this will contribute to an inactive public realm.

If the Applicant moves forward with the proposed development, Urban Design has the following comments:

Matters for Zoning

1. **Provide an adequate front yard setback from Petty Street to allow an all-season landscape buffer while encouraging street-oriented development. TLP 259, 269, 286, 288.**
2. **Provide a minimum step-back of 8m from the south property line above the first storey to mitigate potential negative impacts on the proposed adjacent low-rise residential development. TLP 253.**
3. **Orient the built form to Petty Street by providing principal entrance on street-facing facade to create an active streetscape and promote accessibility, walkability and wayfinding. TLP 291, 268.**
4. **Provide a maximum building height of 24m or 6 storeys.**
5. **Avoid any retaining wall or privacy fencing (e.g., board-on-board) along the Petty Street frontage to create a comfortable pedestrian environment and avoid any blank walls. TLP 230, 285.**

Direction to Site Plan

Wrap the at-grade parking fronting Petty Street in active uses (e.g., such as residential units, amenity rooms, and common areas) with a high proportion of transparent glazing that allows for an engaging and comfortable environment for pedestrians and offer passive surveillance. TLP 276, 285, 286, 289(1), 291, 228.

Matters for Site Plan

1. The location of the principal building entrance shown in the site plan does not match with that of the first-floor plan and the elevations (north and west).

- Locate the principal building entrance facing Petty Street with canopies as shown in the first-floor plan and the elevations.
 - Provide a direct walkway connection from the principal entrance to the future public sidewalk along Petty Street and avoid the wrapping of the sidewalk to allow additional landscaping in the front yard. TLP 268
- 2. The glazed façade treatment in the north-west corner at grade is supported and should be carried forward. TLP 291, 286.
- 3. Provide active uses at-grade fronting Petty Street. TLP 291, 285, 286, 288.
- 4. Remove the 1.8m privacy fencing along Petty Street to create an active and inviting building frontage and offer passive surveillance. TLP 285, 228

Engineering

Zoning Application Comments

Planning & Development

- Engineering has no further comments on this application – Approval is recommended. For the applicant’s benefit, the following comments have provided that will need to be addressed at the siteplan stage.

Matters for Site Plan

Wastewater

- There is a 200mm diameter municipal sanitary sewer on Southdale Road East, City Plan 16794 shows “as-constructed” information related to the sewer and PDC.
- The site was previously circulated under SPC22-072 for a similar 6-storey residential building. Historically, the lands are considered commercial density tributary to the Southdale Road East sewer. Applicants engineer is to provide the maximum population and peak flow of the proposed development and provide all servicing assumptions and demonstrate any proposed easements/joint use maintenance agreements for the mixed-use servicing.
- Inspection manhole required entirely on private property or label existing manhole suitable for use as inspection.

Stormwater

- All necessary SWM servicing and drainage requirements/controls for this site have been provided as part of SPA22-061. As part of the Site Plan Application the Owner’s engineer is to submit a confirmation letter that the SWM report submitted as part of the SPA22-061 is applicable, satisfies City standards. If the proposed changes affect the SWM report contents and calculations, the Owner’s engineer is to submit an addendum or new SWM report in support of the development.

Water

- Water is available via the internal private water service within the subject site.
- An updated water servicing report addressing domestic demands, fire flows, and water quality is required.
- The water servicing for the subject site shall not create a regulated drinking water system. If there is potential for the creation of a regulated drinking water system. The proposed apartment building and Building B (previously in for site plan) will require their own independent water service connection to the municipal watermain on Southdale Road.
- There is a 50mm PEX water service that is fronting building B. if this connection is not to be used for the development. It must be abandoned to City Standards

Transportation

- Right turn lane at Petty Rd is not warranted as it will only be 7% of the through traffic volumes.
- It is expected with the completion of the Bradley extension that some of the volumes of conflict for the NB left turn at Southdale & White Oak will improve. In the interim, they suggest extending the green time for the NB left turn.
- Other than the NBL at Southdale/White Oak there are no operational problems present, and no road improvements are required. As previously mentioned, the green time can be extended for the interim. Once Bradley is completed, the conflict should be reduced

Appendix D – Public Engagement

On January 10, 2025, Notice of Application was delivered to 157 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 January 23, 2025. A “Planning Application” sign was also placed on the site.

One response was received during the public consultation period.

Nature of Liaison: 75-91 Southdale Road East – The purpose and effect of this zoning change is to permit the development of a 6-storey, 55-unit apartment building. Possible change to the Zoning By-law Z.-1 FROM a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone TO a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone and a Residential R9 Special Provision/Neighbourhood Shopping Area Special Provision (R9-7(_)*H24/(NSA4(6)) Zone with special provisions to implement the proposed development. The existing range of permitted uses and the existing special provisions would continue to apply to the site. The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions, and/or the use of holding provisions. File: Z-25008. Planner: I. de Ceuster.

Public Comment – Aaron Detlor

Good Morning Mr. Castill:

We have been directed by the HCCC and the On^yota a:ka Lotiyaneshu/Oneida Nation Council of Chiefs to commence engagement on the subject Project. Our preliminary assessment has indicated that the proposed project will have a significant impact on established rights and interests which are to be protected in Canadian law by way of s.35 of the Constitution Act.

We look forward to meeting with you at your earliest convenience to assist the City of London with meeting its Official Plan and Provincial Policy Statement engagement obligations.

I have scheduled a preliminary meeting for February 18, 2025 at 10:00 a.m. by way of Google meetings.

Regards,

Aaron Detlor