



NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

400 Southdale Road East



File: OZ-9261

Applicant: LJM Developments

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 10 storey mixed use building that will contain 198 dwelling units, 915m² of retail commercial and two levels of underground parking.
- Residential units on the ground floor and an increased density of 505 units per hectare.
- Increased height of ten storeys, density of 505 units per hectare and a maximum retail, service and office floor area of 915m²
- Special zoning provisions for reduced yard depths, increased height, increased density, reduced dwelling unit area, reduced parking space size, reduced width for access and driveway, reduced parking rates, balcony encroachment, and that the front lot line is deemed to be Southdale Road East.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 8, 2020**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-9261

london.ca/planapps

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

Elizabeth Pelosa

epelosa@london.ca

519-661-CITY (2489) ext. 9261

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

Date of Notice: October 8, 2020

Application Details

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

Requested Amendment to the Current Official Plan

- Chapter 10 to add a special policy that would Policy' to modify the 'Neighbourhood Commercial Node' designation to permit the proposed residential units on the ground floor and an increased density of 505 units per hectare.

Requested Amendment to The London Plan (New Official Plan)

- to add a 'Specific Policy Area' to modify the Neighbourhoods Place Type to permit an increased height of ten storeys, density of 505 units per hectare and a maximum retail, service and office floor area of 915 square metres.

Requested Zoning By-law Amendment

To change the zoning from Service Station (SS2) Zone; to Residential R10 Special Provision (R10-5()) – to permit a mixed use building with special provisions the lot line that abuts Southdale Road East to be interpreted as the front lot line; a minimum front yard setback of 1.4m; a minimum exterior side yard setback of 0.9m; a minimum interior side yard setback of 0.5m; a maximum height of 10 storeys (34.3m); a maximum density of 505 unit per hectare; a minimum dwelling unit area of 46 square metres; a minimum parking space dimension of 2.6m by 5.2m; a minimum aisle width access and driveway to parking areas for two way traffic of 6.0m; a minimum of 15 parking spaces shared between commercial uses and residential uses as follows: 1 space per 41 square metres of retail space, 0.7 spaces per one bedroom units, 0.8 spaces per one bedroom + den units, 0.9 metres per two bedroom units and 1 space per three bedroom units; and a balcony encroachment of no more than 1.75 me projection, not closer than 1.4 m to the front lot line.

The City is also considering the following amendments special provisions in the zoning to implement the urban design requirements and adding holding provisions for the following: urban design, archaeological and public site plan. The complete Zoning By-law is available at london.ca/planapps.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as "Neighbourhood Commercial Node" which permits uses including small retail stores; food stores; pharmacies; convenience commercial uses; personal services; financial institutions; service-oriented office uses such as real estate, insurance and travel agencies; community facilities such as libraries or day care centres; professional and medical/dental offices; small-scale restaurants; commercial recreation establishments; and similar uses that draw customers from a neighbourhood-scale trade area. Residential units above ground floor commercial uses may be allowed. Multi-family high or medium density residential uses may also be permitted through a zoning by-law amendment application, concurrent site plan application and consideration of design features which allow integration of the two uses.

The subject lands are in the "Neighbourhoods" Place Type in The London Plan, permitting a range of housing including single detached, townhouses and low rise apartments.

The site is presently within a Service Station (SS2) Zone which permits automotive uses, restricted.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](https://london.ca/participating-in-the-planning-process) page at london.ca.

See More Information

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

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or

- viewing the application-specific page at london.ca/planapps.

Reply to this Notice of Application

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

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Development Services staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

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

Right to Appeal to the Local Planning Appeal Tribunal

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

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

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

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

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

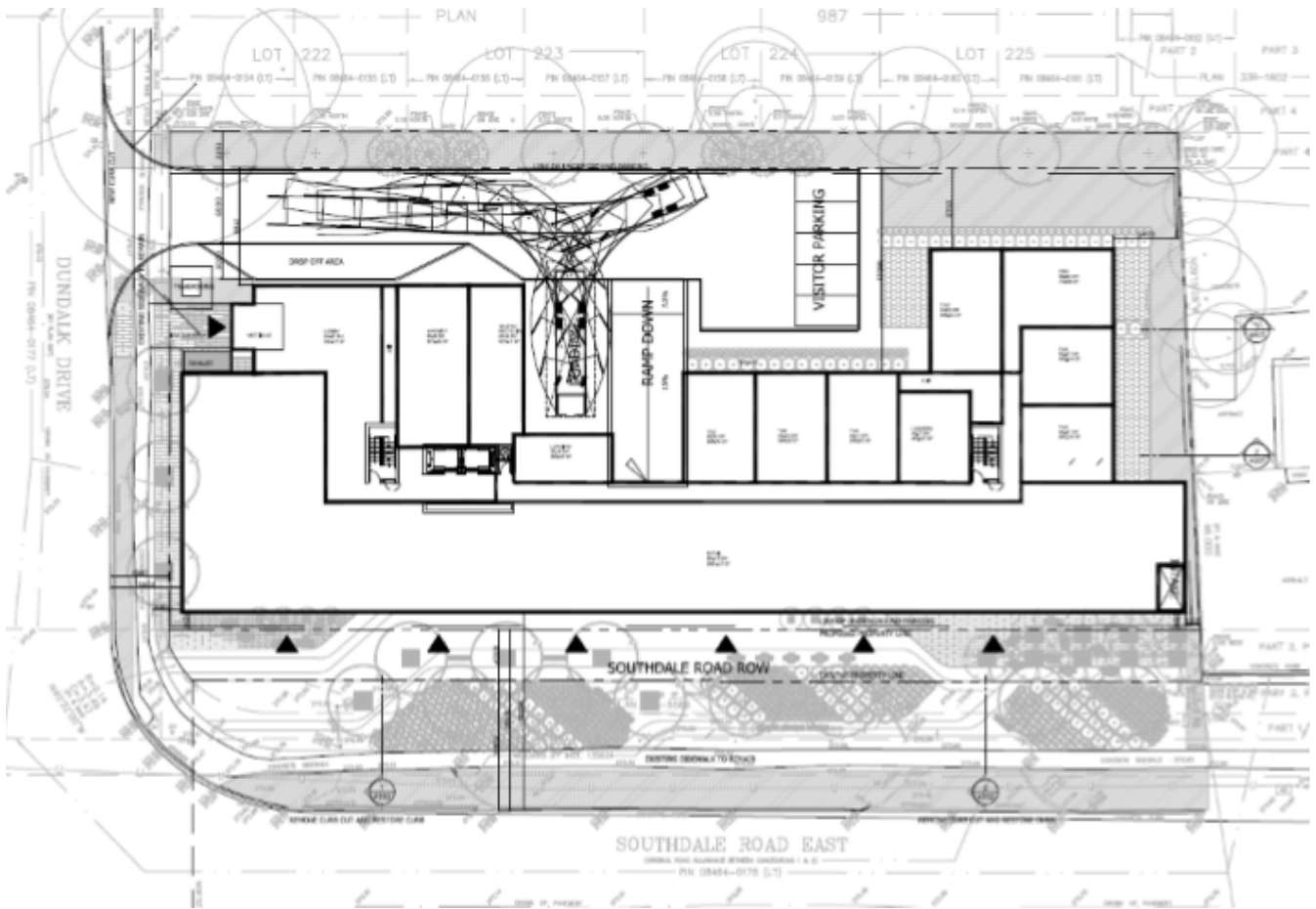
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of

London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

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

Site Concept



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

Building Renderings

Conceptual Rendering – Southdale Road Streetscape



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