

London Housing Advisory Committee

Report

8th Meeting of the London Housing Advisory Committee
October 20, 2021
Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Attendance PRESENT: B. Harris (Chair), M. Joudrey, C. O'Brien, B. Odegaard, and J. Peaire; A. Pascual (Committee Clerk).

ABSENT: J. Banninga, W. Latuszak, D. Peckham, and M. Richings.

ALSO PRESENT: C. Lovell, C. Maton, G. Matthews, D. Purdy, and B. Westlake-Power.

The meeting was called to order at 12:15 PM; it being noted that the following members were in remote attendance: B. Harris, M. Joudrey, C. O'Brien, B. Odegaard, and J. Peaire.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

2.1 7th Report of the London Housing Advisory Committee

That it BE NOTED that the 7th Report of the London Housing Advisory Committee, from its meeting held on September 28, 2021, was received.

2.2 Municipal Council resolution from its meeting held on September 14, 2021, with respect to the 4th Report of the London Housing Advisory Committee

That it BE NOTED that the Municipal Council resolution from its meeting held on September 14, 2021, with respect to the 4th Report of the London Housing Advisory Committee, was received.

2.3 Notice of Planning Application - Zoning By-law Amendment - 1140 Sunningdale Road East

That the following actions be taken with respect to the Notice of Planning Application dated September 15, 2021 from M. Campbell, Senior Planner, related to a Zoning By-law Amendment for the property at 1140 Sunningdale Road East:

- a) the Civic Administration BE REQUESTED to consider including affordable housing units for this development as part of the bonus zone;
- b) the Civic Administration BE ADVISED that the London Housing Advisory Committee has concerns with respect to the consistent request for the reduction of minimum side yard depths which may affect future development of adjacent properties; and,
- c) the above-noted Notice BE RECEIVED.

2.4 Public Meeting Notice - Official Plan Amendment - Masonville Secondary Plan

That it BE NOTED that the Public Meeting Notice dated September 29, 2021 from S. Wise, Senior Planner, related to an Official Plan Amendment related to the Masonville Secondary Plan, was received.

2.5 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 370 South Street and 124 Colborne Street

That it BE NOTED that the Notice of Planning Application dated October 6, 2021 from L. Maitland, Site Development Planner, related to an Official Plan and Zoning By-law Amendments for the properties at 360 South Street and 124 Colborne Street, was received.

2.6 Revised Notice of Planning Application - Zoning By-law Amendment - 99 Southdale Road West

That the following actions be taken with respect to the Revised Notice of Planning Application dated October 8, 2021 from A. Riley, Senior Planner, related to a Zoning By-law Amendment for the property at 99 Southdale Road West:

a) the Civic Administration BE ADVISED that the London Housing Advisory Committee has the following concerns with respect to this development:

i) the availability of affordable housing units or below market rental units;

ii) the loss of greenspace and woodlot; and,

iii) the increased density; and,

b) the above-noted Notice BE RECEIVED.

2.7 Letter of Resignation - J. Lane

That the Letter of Resignation from J. Lane BE RECEIVED.

3. Items for Discussion

3.1 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 2009 Wharncliffe Road South (RESUBMITTED)

That it BE NOTED that the London Housing Advisory Committee held a general discussion with respect to the Notice of Planning Application dated May 12, 2021 from C. Maton, Planner II, related to an Official Plan and Zoning By-law Amendments related to the property at 2009 Wharncliffe Road South; it being further noted that C. Maton was present to provide additional information as well as an update with respect to the status of the application.

4. (ADDED) Additional Business

4.1 (ADDED) London and Middlesex Community Housing

That it BE NOTED that the London Housing Advisory Committee (LHAC) held a general discussion with respect to inviting London and Middlesex Community Housing staff to attend a future LHAC meeting.

5. Adjournment

The meeting adjourned at 12:55 PM.

London Housing Advisory Committee

Report

The 7th Special Meeting of the London Housing Advisory Committee
September 28, 2021
Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Attendance PRESENT: B. Harris (Chair), J. Banninga, M. Joudrey, C. O'Brien, B. Odegaard, and J. Peaire; A. Pascual (Committee Clerk).

ABSENT: J. Lane, W. Latuszak, D. Peckham, and M. Richings.

ALSO PRESENT: M. Schulthess

The meeting was called to order at 12:07 PM; it being noted that the following members were in remote attendance: J. Banninga, B. Harris, M. Joudrey, C. O'Brien, B. Odegaard, and J. Peaire

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Consent

2.1 4th Report of the London Housing Advisory Committee

That it BE NOTED that the 4th Report of the London Housing Advisory Committee, from its meeting held on July 14, 2021, was received.

2.2 5th Report of the London Housing Advisory Committee

That it BE NOTED that the 5th Report of the London Housing Advisory Committee, from its meeting held on September 8, 2021, was received.

2.3 6th Report of the London Housing Advisory Committee

That it BE NOTED that the 6th Report of the London Housing Advisory Committee, from its meeting held on September 14, 2021, was received.

3. Confidential

That the London Housing Advisory Committee convene, In Closed Session, for the purpose of considering the following:

3.1 Personal Matters/Identifiable Individual

A personal matter pertaining to identifiable individuals, including municipal employees, with respect to the 2022 Mayor's New Year's Honour List.

The London Housing Advisory Committee convened, In Closed Session, from 12:10 PM to 12:12 PM.

4. Adjournment

The meeting adjourned at 12:14 PM.



London
CANADA

P.O. Box 5035
300 Dufferin Avenue
London, ON
N6A 4L9

September 15, 2021

C. Maton
Planner II

C. Saunders
City Clerk

I hereby certify that the Municipal Council, at its meeting held on September 14, 2021 resolved:

That the following actions be taken with respect to the 4th Report of the London Housing Advisory Committee, from its meeting held on July 14, 2021:

a) the following actions be taken with respect to the Notice of Planning Application dated May 12, 2021 from C. Maton, Planner II, related to an Official Plan and Zoning By-law Amendments for the property at 2009 Wharncliffe Road South:

- i) the Civic Administration BE REQUESTED to attend the next London Housing Advisory Committee to provide additional information with respect to the above-mentioned application; and,
- ii) the above-mentioned Notice BE RECEIVED;

b) the following actions be taken with respect to the staff report dated May 17, 2021, from C. Saunders, City Clerk, related to the Advisory Committee Review – Interim Report VI:

- i) the Governance Working Group BE ADVISED that the London Housing Advisory Committee (LHAC) endorses the continuation of an advisory committee dedicated to addressing housing and homelessness issues in the City of London;
- ii) the Governance Working Group BE REQUESTED to consider broadening the mandate of LHAC; and,
- iii) the above-noted report BE RECEIVED;

it being noted that B. Westlake-Power, Deputy City Clerk provided an overview with respect to this matter; and,

c) clauses 1.1, 2.1, 3.1, 3.2, 3.4, 5.1 and 5.2, BE RECEIVED. (4.1/12/CPSC)



B. Westlake-Power
Deputy City Clerk
/jb

cc: Chair and Members, Governance Working Group
Chair and Members, London Housing Advisory Committee
B. Westlake-Power, Deputy City Clerk
M. Schulthess, Deputy City Clerk



NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

1140 Sunningdale Road East



File: Z-9405

Applicant: 2839069 Ontario Inc. c/o Royal Premier Homes

What is Proposed?

Zoning amendment to allow:

- 4-storey mixed-use building, 42-residential units & 250 sq. m of convenience commercial uses
- Apartment buildings as permitted use & convenience commercial & florist shops as additional permitted uses
- Maximum non-residential gross floor area of 250 sq. m & reduced parking for non-residential uses
- Increased maximum height of 16.0 metres
- Increased minimum front, rear & west interior side yard depths & reduced minimum east interior side yard depth
- Bonus zone for increased maximum density of 100 units per hectare (total 42-residential units)

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 6, 2021**

Planner Name Melissa Campbell

Planner's Email mecampbe@london.ca

519-661-CITY (2489) ext. 4650

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: File Number(s)

london.ca/planapps

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

Ward Councillor Name Maureen Cassidy

Councillor's Email mcassidy@london.ca

519-661-CITY (2489) ext. 4005

**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: September 15, 2021

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Convenience Commercial Special Provision (CC(14)) Zone to a Residential R8 Special Provision Bonus (R8-4()•B()) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Convenience Commercial Special Provision (CC(14)) Zone

Permitted Uses: Convenience Commercial Establishments, Convenience Stores, Financial Institutions, and Personal Service Establishments all without drive-through facilities, and Florist Shops

Special Provision(s): the un-opened, un-assumed road allowance dedication of the future expansion of Pleasantview Drive shall be considered part of the property and to be used for the calculation of lot area, lot depth, lot frontage, front yard depth, lot coverage, landscaped open space, parking area, parking spaces, parking setback, drive aisles, and gross floor area until such time as the road allowance dedication is assumed by the Municipality; a minimum landscaped open space of 14%; and a minimum number of parking spaces of 64 spaces

Height: maximum 8.0 metres

Requested Zoning

Zone: Residential R8 Special Provision Bonus (R8-4()•B()) Zone

Permitted Uses: Apartment Buildings and Convenience Commercial Establishments, Convenience Stores, Financial Institutions, and Personal Service Establishments all without drive-through facilities, and Florist Shops

Special Provision(s): minimum front yard depth of 22.0 metres measured from the front lot line as existing on the date of passing the by-law, whereas a minimum of 6.0 metres plus 1.0 metre per 10.0 metres of main building height or fraction thereof above 3.0 metres (equal to 8.0 metres based on a building height of 16.0 metres) is required; minimum east interior side yard depth of 2.3 metres and a west interior side yard depth and rear yard depth of 1.0 metre per 1.0 metre of main building height or fraction thereof above 3.0 metres, but in no case less than 7.5 metres (equal to 13.0 metres based on a building height of 16.0 metres), whereas a minimum interior side yard depth and rear yard depth of 1.2 metres per 3.0 metres of main building height or fraction thereof above 3.0 metres, but in no case less than 4.5 metres (equal to 6.0 metres based on a building height of 16.0 metres) is required; a minimum of 10 parking spaces (1 space/25 sq. m) for all permitted non-residential uses, whereas a minimum of 25 parking spaces is required (1 space/10 sq. m) for Personal Service Establishments; and a maximum gross floor area of 250 sq. m for all permitted non-residential uses.

Residential Density: see Bonus Zone

Height: maximum height of 16.0 metres, whereas 13.0 metres is permitted in the R8-4 Zone variation

Bonus Zone: maximum density of 100 units per hectare, whereas 75 units per hectare is permitted in the R8-4 Zone variation

The City may also consider a compound Convenience Commercial Special Provision/Residential R8 Special Provision Bonus Zone (CC()/R8-4()•B()) Zone and additional special provisions.

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 Multi-Family, Medium Density Residential designation in the 1989 Official Plan, which permits single-detached, semi-detached, duplex and converted dwellings, multiple-attached dwellings such as row houses or cluster houses, low-rise apartment buildings, small-scale nursing homes, rest homes, homes for the aged, rooming and boarding houses, and emergency care facilities as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting single-detached, semi-detached, duplex and converted dwellings, townhouses, stacked townhouses, triplexes, fourplexes, low-rise apartment buildings, home occupations, group homes, small-scale community facilities, rooming houses, supervised correctional residences, and emergency care establishments.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change 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.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 Planning & Development 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, Planning & Development 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 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. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. 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 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 Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

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

Notice of Collection of Personal Information

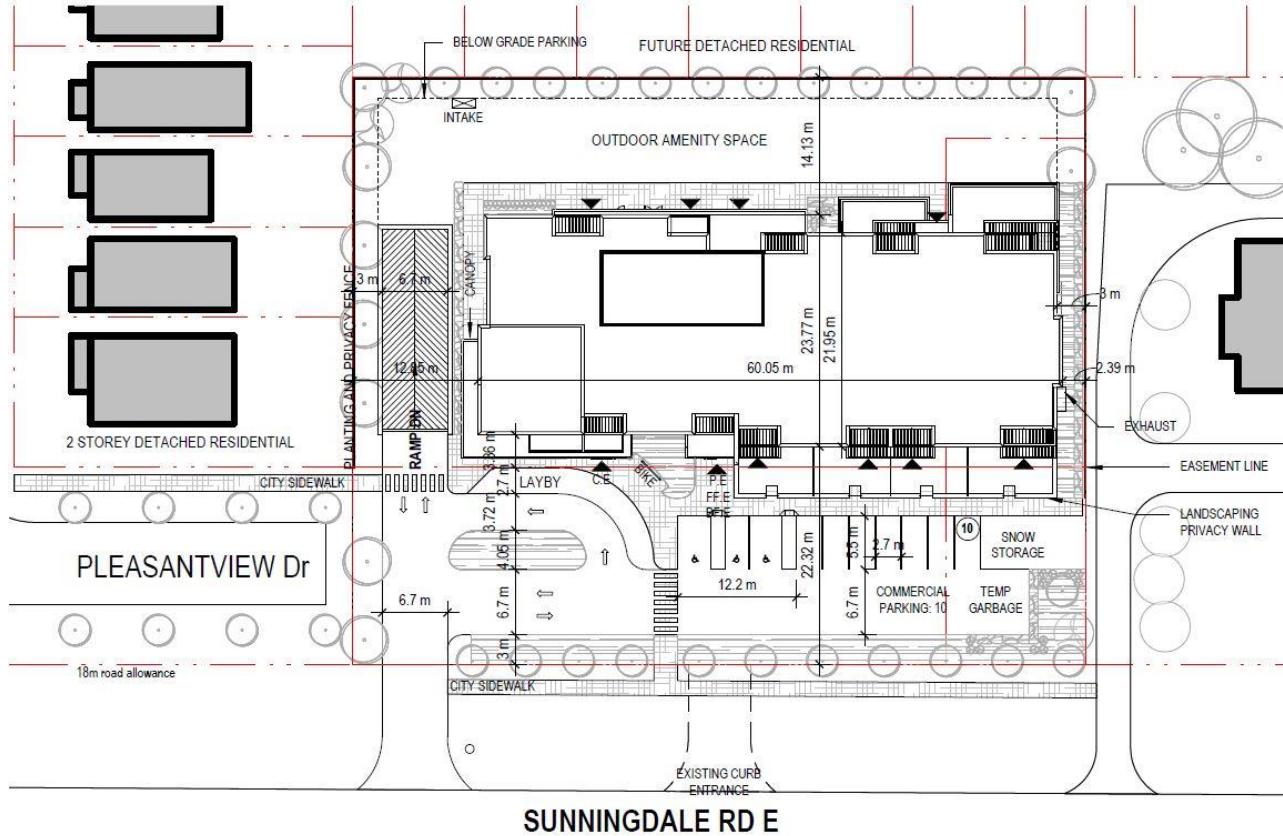
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London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

website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact developmentsservices@london.ca for more information.

Site Concept



Site Concept Plan

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

Building Renderings

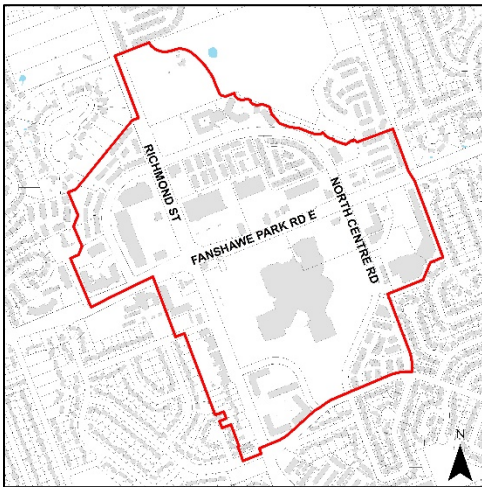


Conceptual Rendering

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

Official Plan Amendment

Masonville Secondary Plan



File: O-8991

Applicant: The Corporation of the City of London

What is Proposed?

The final Masonville Secondary Plan is based on revisions from the draft Secondary Plan. The Masonville Secondary Plan will be presented and recommended for adoption at this meeting. The Masonville Secondary Plan contains:

- A long-term vision for the plan area;
- Over-arching principles that set the foundation for the plan; and
- Detailed policies and schedules that will guide future development based on land use, building heights, setbacks, connections, and the public realm.

YOU ARE INVITED!

Further to the Notice of Application you received on December 9, 2020, and the Notice of Public Meeting you received on March 10, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, October 18, 2021, no earlier than 5:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

Please refer to the enclosed Public Participation Meeting Process insert.

For more information contact:

Sonia Wise
swise@london.ca
519-661-CITY (2489) ext. 5887
Planning and Development,
300 Dufferin Avenue., London ON N6A 4L9
File: O-8991

getinvolved.london.ca/masonville1

To speak to your Ward Councillor:

Maureen Cassidy Ward 5
mcassidy@london.ca
519-661-CITY (2489) ext. 4005

Josh Morgan Ward 7
joshmorgan@london.ca
519-661-CITY (2489) ext. 4007

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

Application Details

Requested Amendment to the 1989 Official Plan

The application is to prepare and adopt the Masonville Secondary Plan and to add it to the list of adopted Secondary Plans in Section 20.2 and 20.3 of the *1989 Official Plan*, and to Schedule D of the *1989 Official Plan*.

Requested Amendment to The London Plan (New Official Plan)

The application is to prepare and adopt the Masonville Secondary Plan and to add it to the list of adopted Secondary Plans in Policy 1565 of *The London Plan*, and to Map 7 – Specific Policy Areas in *The London Plan*.

Both Official Plans are available at london.ca.

Access the Masonville Secondary Plan

The final Masonville Secondary Plan is available on the project website, and can be accessed here: getinvolved.london.ca/masonville1.

Planning Policies

Secondary Plans are prepared to provide for a coordinated planning approach and more detailed policy guidance. Secondary Plans are adopted by Municipal Council to form part of the Official Plan and elaborate on the parent policies of *The London Plan*. The Masonville Secondary Plan consists of policies and maps (schedules) that provide more specific direction to guide redevelopment, establish street and pathway networks, identify park spaces, establish more detailed policies for land use, intensity and built form, and establish transitional and interface policies.

The subject lands are currently designated as Multi-Family, Medium Density Residential, Multi-Family, High Density Residential, Enclosed Regional Commercial Node, and Office Area in the *1989 Official Plan*, which permits a broad range of retail, commercial, office, mid-rise and high-rise residential uses.

The subject lands are in the Transit Village Place Type in *The London Plan* which permits a broad range of retail, commercial, office, mid-rise and high-rise residential uses. Transit Villages are intended to be exceptionally designed, high-density, mixed-use urban neighbourhoods that are well connected by transit.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision-making process are summarized below.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at getinvolved.london.ca/masonville1
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan amendment changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

Alternative formats to in-person attendance are available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

Please refer to the enclosed Public Participation Meeting Process insert.

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

Right to Appeal to the Ontario Land Tribunal

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

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

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

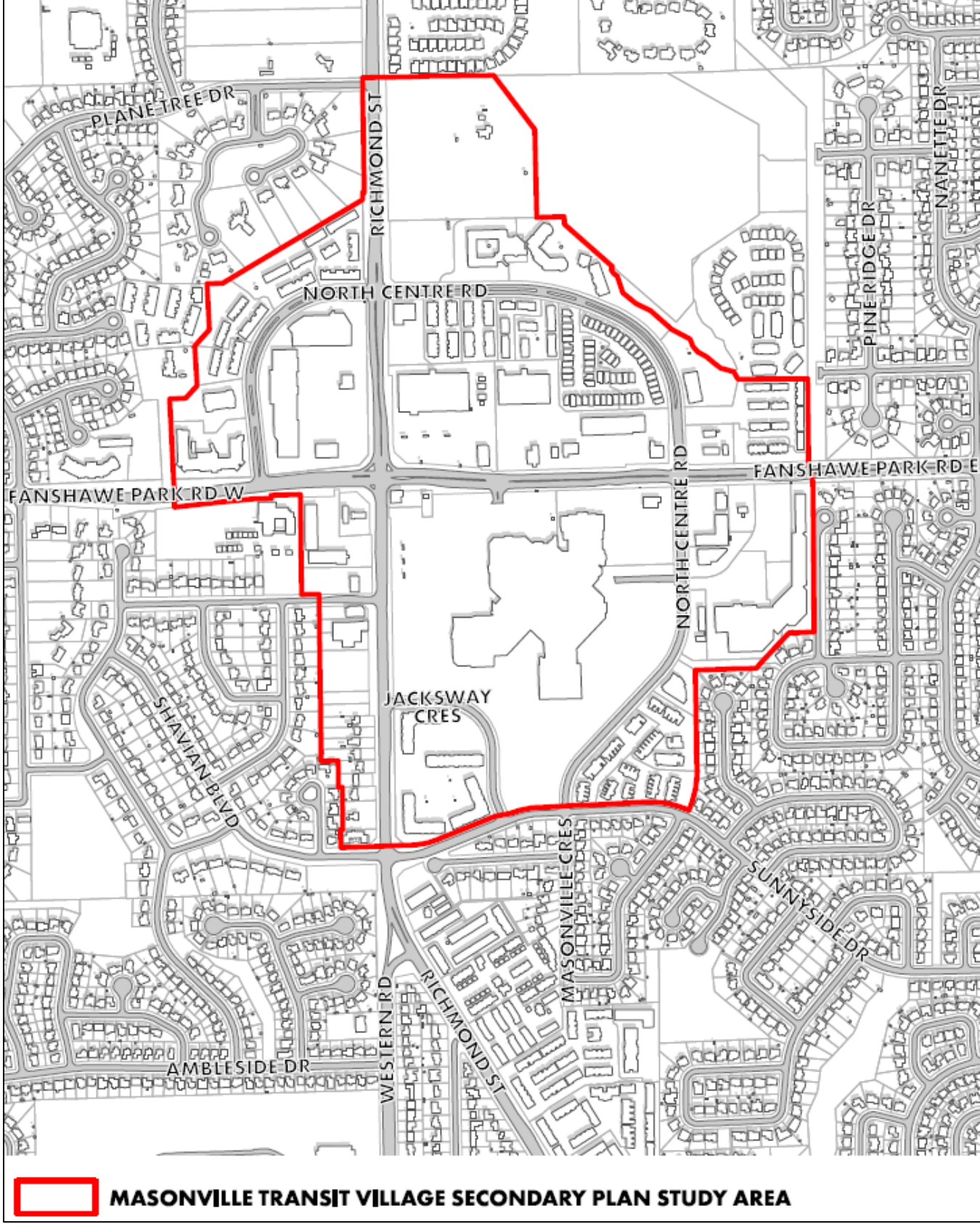
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) the interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at planning@london.ca or 519-661-4980 by October 11, 2021 to request any of these services.

Masonville Secondary Plan Boundary





Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

Please refer to the public meeting notice for all options available for you to participate in the planning process.

Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Pre-registered speakers will be given priority access to entering City Hall. Speakers will be limited to five minutes of verbal presentation.
 - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing PPMClerks@london.ca** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.¹
 - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

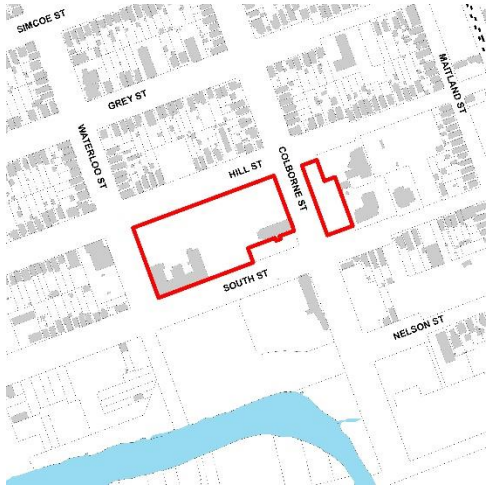
¹ Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.



NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

370 South Street & 124 Colborne Street



File: OZ-9418

Applicant: Vision SoHo Alliance c/o Indwell (Attention Sylvia Harris)

What is Proposed?

Official Plan and Zoning amendments to allow:

- To permit apartment buildings of 5-storeys or less along Hill Street through an amendment to the Old Victoria Hospital Lands Secondary Plans;
- To permit apartment buildings of 6 and 11 storeys along South and at the northwest corner of Colborne and South respectively.
- To construct the development as proposed through a vacant land condominium;
- To adjust the size and location of existing zones; and,
- Special provisions associated with the request and detailed below.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 1, 2021**

Planner Name: Leif Maitland

Planner's Email: lmaitlan@london.ca

519-661-CITY (2489) ext. 1517

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

File: OZ-9418

london.ca/planapps

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

Ward Councillor Name: Arielle Kayabaga

Councillor's Email: akayabaga@london.ca

519-661-CITY (2489) ext. 4013

Date of Notice: October 6, 2021

Application Details

Requested Amendment to the 1989 Official Plan

The application seeks relief from specific regulations specifically related to the establishment of a vacant land condominium, specifically:

1. Notwithstanding Section 19.15.4(iii) in the 1989 City of London Official Plan, permit a vacant land condominium that results in units above or below any other unit.
2. Notwithstanding Section 19.15.4(iv) in the 1989 City of London Official Plan, permit multiple units within one dwelling/building.
3. Notwithstanding Section 19.15.4(v) in the 1989 City of London Official Plan, permit structures to cross unit boundaries at or after registration of the vacant land condominium.

Requested Amendment to The London Plan (New Official Plan)

The application seeks relief from specific regulations specifically related to the establishment of a vacant land condominium, specifically:

1. Notwithstanding Policy 1709(3) of The London Plan, permit a vacant land condominium that results in units above or below any other unit.
2. Notwithstanding Policy 1709(4) of The London Plan, permit multiple units within one dwelling/building.
3. Notwithstanding Policy 1709(5) of The London Plan, permit structures to cross unit boundaries at or after registration of the vacant land condominium.

The application seeks amendments to the Old Victoria Hospital Lands Secondary Plan to redesignate the north portion of the subject lands currently designated Low Rise Residential and amendments to the Four Corners Designation, specifically:

1. Notwithstanding "Schedule 2: Character Area Land Use Designation Plan" in the Old Victoria Hospital Lands Secondary Plan, re-designate all subject lands currently identified as "*Low Rise Residential*" to "*Mid-Rise Residential*" with a special policy to permit a maximum height of 5-storeys for all apartment buildings fronting onto Hill Street and a special policy to permit a minimum height of 2-storeys all existing buildings fronting onto South Street.
2. Notwithstanding Section 20.6.4.1 (iii) in the Old Victoria Hospital Lands Secondary Plan, residential uses are permitted on the ground floor *in the "Four Corners"* land use designation, and relatedly, non-residential uses are not required on the ground floor.
3. Notwithstanding Section 20.6.4.1 (iv) in the Old Victoria Hospital Lands Secondary Plan, building floorplates are not required to be designed to accommodate non-residential uses at-grade, nor is the height of the ground floor required to be greater than the height of any upper storey *in the "Four Corners"* land use designation.
4. Notwithstanding Section 20.6.4.1 (iv) in the Old Victoria Hospital Lands Secondary Plan, direct vehicle access from South Street is permitted for Parcel '1' *in the "Four Corners"* land use designation.

Requested Zoning By-law Amendment

The lands are zoned Holding Residential R8 Special Provision (h*h-5* R8-4(56) Zone, Holding Residential R8 Special Provision (h*h-5*R8-4(57)) Zone, Holding Residential R8 Special Provision (h*h-5*R8-4(58)) Zone, and a Holding Residential R4 Special Provision/Residential R8 Special Provision (h*h-5*R4-6(13)/R8-4(59)) Zone. The requested amendment seeks the relocation of the zone boundary between the R8-4(59) and the R8-4(56) and R8-4(57) zones south within the block bounded by Waterloo, Hill, Colborne and South streets. Amendments to the regulations are requested for the R8-4(57), R8-4(58) and R8-4(59) as detail below.

Requested amendment to the R8-4(57) Zone:

1. A parking rate of 0.5 spaces (minimum) per unit for new buildings.
2. Recognize Colborne Street as the front lot line;
3. Interior Side Yard Depth (min.) of 0.0m;
4. Rear Yard Depth (min.) of 2.0m;
5. Landscaped Open Space (min.) of 16.4%; and,
6. Parking rate (min.) of 0.0 spaces per sq.m. for non-residential uses at-grade.
7. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an

additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,

8. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.

Requested amendment to the R8-4(58) Zone:

1. Recognize South Street as the front lot line.
2. A parking rate of 0.5 spaces (minimum) per unit for new buildings.
3. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,
4. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.

Requested amendment to the R8-4(59) Zone:

1. Add apartment buildings to the list of permitted uses.
2. Recognize Hill Street as the front lot line (for the block bounded by Waterloo, Hill, Colborne and South Streets);
3. Recognize Colborne Street as the front lot line (for the block bounded by Colborne, Hill, Maitland and South Street);
4. A parking rate of 0.5 spaces (minimum) per unit for new buildings.
5. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,
6. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.
7. Interior Side Yard Depth (min.) of 0.0m (for the block bounded by Colborne, Hill, Maitland and South Street);
8. Rear Yard Depth (min.) of 2.0m (for the block bounded by Colborne, Hill, Maitland and South Street);
9. Landscaped Open Space (min.) of 17.3%; and (for the block bounded by Colborne, Hill, Maitland and South Street).

Both Official Plans and the Zoning By-law are available at london.ca.

The City may also consider additional or amended special provisions as required to support the application.

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 Multi Family High Density Residential in the 1989 Official Plan, which permits low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting townhouses and apartment buildings with commercial as specified through the Old Victoria Hospital Lands Secondary Plan.

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- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 Planning & Development 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, Planning & Development 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

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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 Ontario Land Tribunal

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

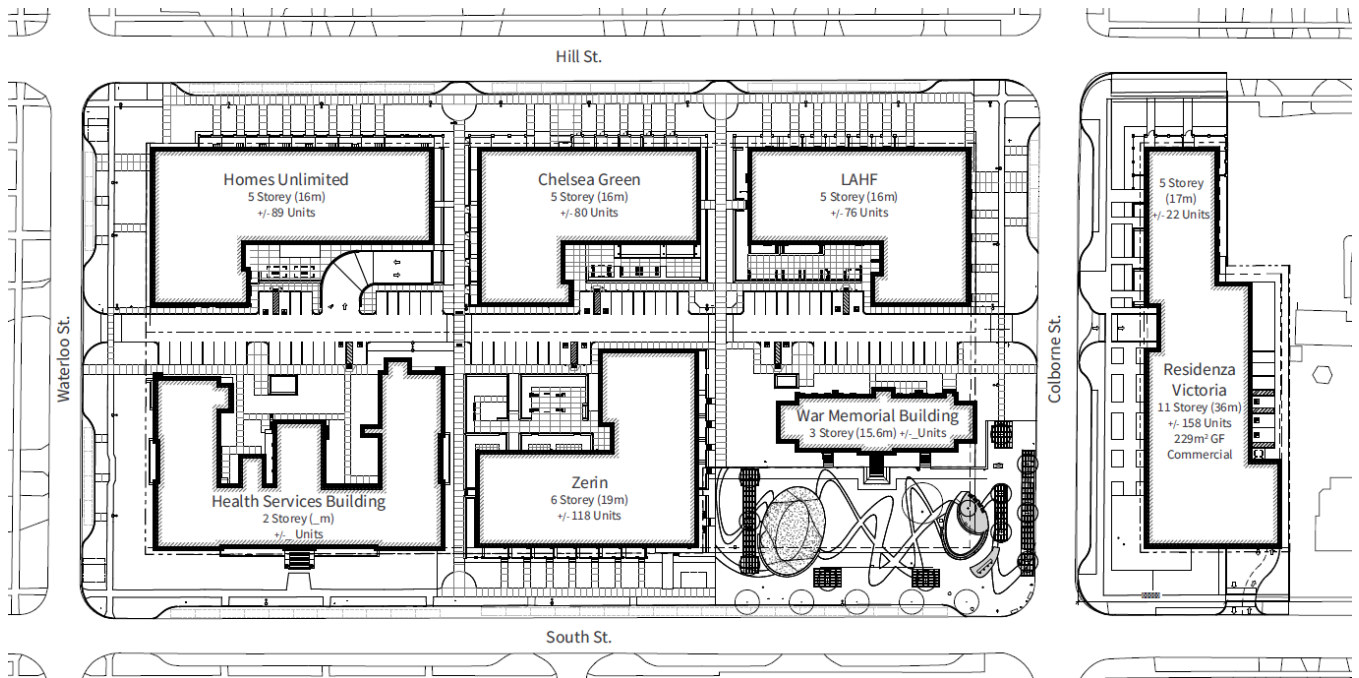
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact developmentsservices@london.ca for more information.

Site Concept



Rendering (Looking Southwest)



Rendering (Looking Northeast)

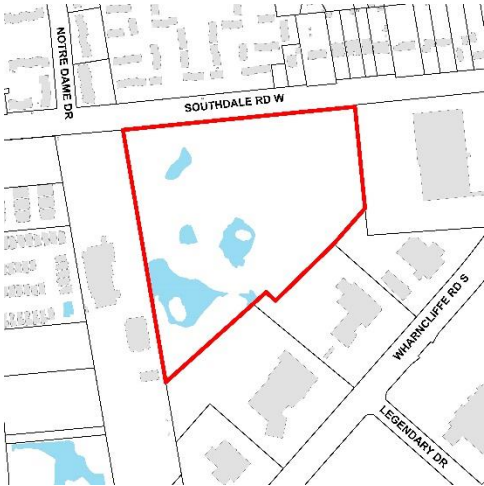


The images above show the applicant's proposal as submitted and may change.

REVISED NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

99 Southdale Road West



File: Z-9162

Applicant: Southdale West Holdings Inc.

What is Proposed?

Zoning amendment to allow:

- Two 4-storey, 134 unit apartment buildings,
- Two 8-storey, 286 unit apartment buildings,
- Two 9-storey, 331 unit apartment buildings, and associated underground parking structures and surface parking areas
- The proposed development will contain a total of 751 units for a density of 110 units per hectare

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 28, 2021**

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: Z-9162

london.ca/planapps

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

Paul Van Meerbergen

pvanmeerbergen@london.ca

519-661-CITY (2489) ext. 4010

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

Application Details

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

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR4) and Environmental Review (ER) Zone to a Residential R9 Special Provision Bonus (R9-5(____)*B-____) and Open Space (OS4) Zone to permit apartment buildings with a maximum density of 110 units per hectare. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Urban Reserve (UR4) and Environmental Review (ER)

Permitted Uses: Within the UR4 Zone: existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities, conservation lands, managed woodlot, wayside pit, passive recreation use, kennels, private outdoor recreation clubs, riding stables. Within the ER Zone: conservation lands conservation works, passive recreational uses, manage woodlot and agricultural uses.

Height: UR4 - 15m

Requested Zoning

Zone: Residential R9 Special Provision Bonus Zone (R9-5(____))

Permitted Uses: apartment buildings, lodging house class 2, senior citizen apartment buildings, handicapped persons apartment buildings, and continuum-of-care facilities

Special Provision(s): a minimum front yard setback of 6.0m along an Southdale Road West, a minimum rear yard setback of 6.0m, a minimum east interior side yard setback of 12.0m, a minimum west interior side yard setback of 6.5m, a maximum height of 30.9m and the density, lot area, lot coverage and landscaped open space calculation shall be based on a lot area which includes the lands in the abutting Open Space (OS4) Zone.

Residential Density: 110 units per hectare (751)

Height: 30.9m (9 storeys)

The City may also consider holding provisions.

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 Multi-family, Medium Density Residential and Open Space in the 1989 Official Plan. The Multi-family, Medium Density Residential designation permits multiple-attached dwellings, low rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged as the main uses. Normally height limitations will not exceed four storeys and density will generally not exceed 75 units per hectare, with provision for up to 100 units per hectare with bonusing. The Open Space designation permits agriculture; woodlot management; horticulture; conservation; essential public utilities and municipal services; and recreational and community facilities; may also be permitted. Zoning on individual sites may not allow for the full range of permitted uses

The subject lands are in the Neighbourhoods and Green Space Place Types in The London Plan. The Neighbourhoods Place Type permits a range of housing types including low-rise apartments with a maximum height of 4 storeys with the potential for up to 6 storeys with Type 2 bonusing. Permitted uses in the Green Space Place Type include agriculture, woodlot management, horticulture, conservation, and recreational uses

How Can You Participate in the Planning Process?

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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 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 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 Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

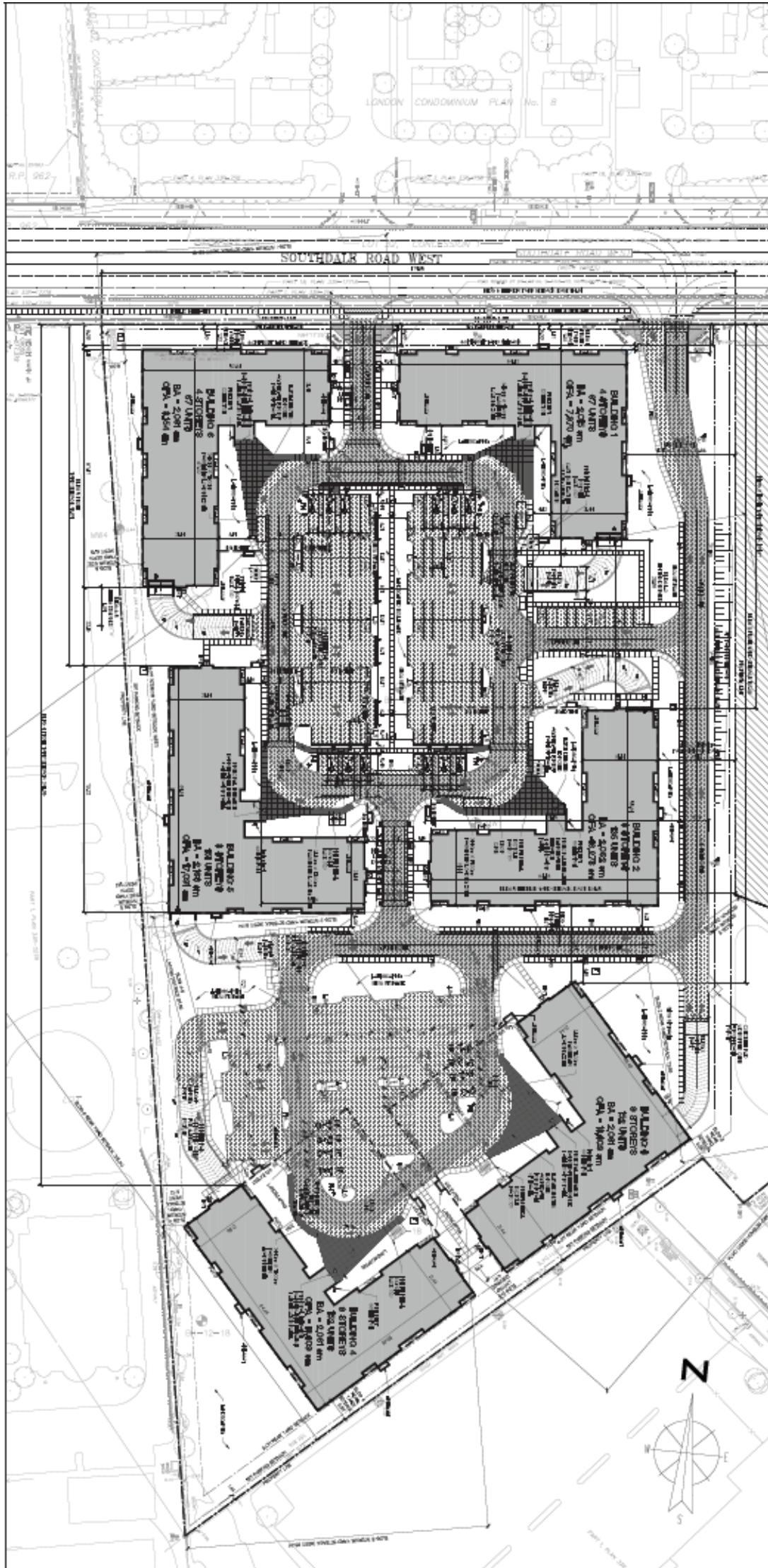
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Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



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

Building Renderings



View from Southdale Road West, buildings 4, 5 & 6



Aerial View

The above images represent the applicant's proposal as submitted and have been revised to reflect the revised site plan.

Subject: LHAC Attendance

Hi Audrey

Thank you for reaching out.

It is my intention to not continue with the London Housing Advisory Committee.

If you need anything further, please advise.

Thank you for your assistance

Josie

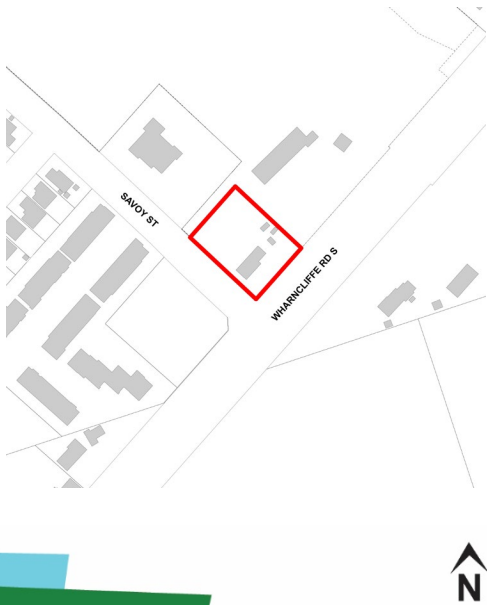
Josie M. Lane



NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

2009 Wharncliffe Road South



File: OZ-9348

Applicant: 2425293 Ontario Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 9-storey mixed-use apartment building containing 55 residential units and 477 square metres of commercial gross floor area;
- A maximum front yard depth of 3.9 metres;
- A minimum interior side yard depth of 1.2 metres;
- A parking rate of 1 space per residential unit
- A parking rate of 1 space per 40 square metres of gross floor area for any permitted non-residential use;
- A maximum building height of 31 metres;
- A mixed-use density of 216 units per hectare.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 2, 2021**

Catherine Maton

cmaton@london.ca

519-661-CITY (2489) ext. 5074

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

File: OZ-9348

london.ca/planapps

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

Councillor Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

**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: May 12, 2021

Application Details

Requested Amendment to the 1989 Official Plan

To add a Chapter 10 Specific Area Policy to permit a mixed-use building with a maximum height of 9-storeys, 477 square metres of commercial gross floor area, and a maximum mixed-use density of 216 units per hectare.

Requested Amendment to The London Plan (New Official Plan)

To add a Chapter 10 Specific Area Policy to permit a mixed-use building with a maximum height of 9-storeys, 477 square metres of commercial gross floor area, and a maximum mixed-use density of 216 units per hectare.

Requested Amendment to the Southwest Area Secondary Plan

To add a Chapter 10 Specific Area Policy to permit a mixed-use building with a maximum height of 9-storeys, 477 square metres of commercial gross floor area, and a maximum mixed-use density of 216 units per hectare.

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR4) Zone to a Business District Commercial Special Provision Bonus (BDC(_)*B-_) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Urban Reserve (UR4) Zone

Permitted Uses: Existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities, and manure storage facilities; conservation lands; managed woodlot; wayside pit; passive recreation use; kennels; private outdoor recreation clubs; riding stables.

Special Provisions: None.

Requested Zoning

Zone: Business District Commercial Special Provision Bonus (BDC(_)*B-_) Zone

Permitted Uses: Animal hospitals; apartment buildings, with any or all of the other permitted uses on the first floor; bake shops; clinics; commercial recreation establishments; commercial parking structures and/or lots; converted dwellings; day care centres; dry cleaning and laundry depots; duplicating shops; emergency care establishments; existing dwellings; financial institutions; grocery stores; laboratories; laundromats; libraries; medical/dental offices; offices; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; video rental establishments; lodging house class 2; cinemas; brewing on premise establishment; food store; animal clinic; convenience store; post office; convenience service establishments; dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; bed and breakfast establishments; antique store; police stations; artisan workshop; craft brewery.

Special Provisions: A maximum front yard depth of 3.9 metres; a minimum interior side yard depth of 1.2 metres; a minimum parking rate of 1 space per residential unit; and a minimum parking rate of 1 space per 40 square metres of any permitted non-residential use.

Bonus Zone: A maximum building height 31 metres and a maximum mixed-use density of 216 units per hectare, in return for eligible facilities, services, and matters outlined in Section 19.4.4 of the 1989 Official Plan and policies 1638_ to 1655_ of The London Plan

The City may also consider an alternative zone variation(s) to facilitate the requested development other than those identified above.

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 Multi-Family, Medium Density Residential in the 1989 Official Plan, which permits multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; rooming and boarding houses; emergency care facilities; converted dwellings; and small-scale nursing homes, rest homes and homes for the aged as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of low-rise residential uses.

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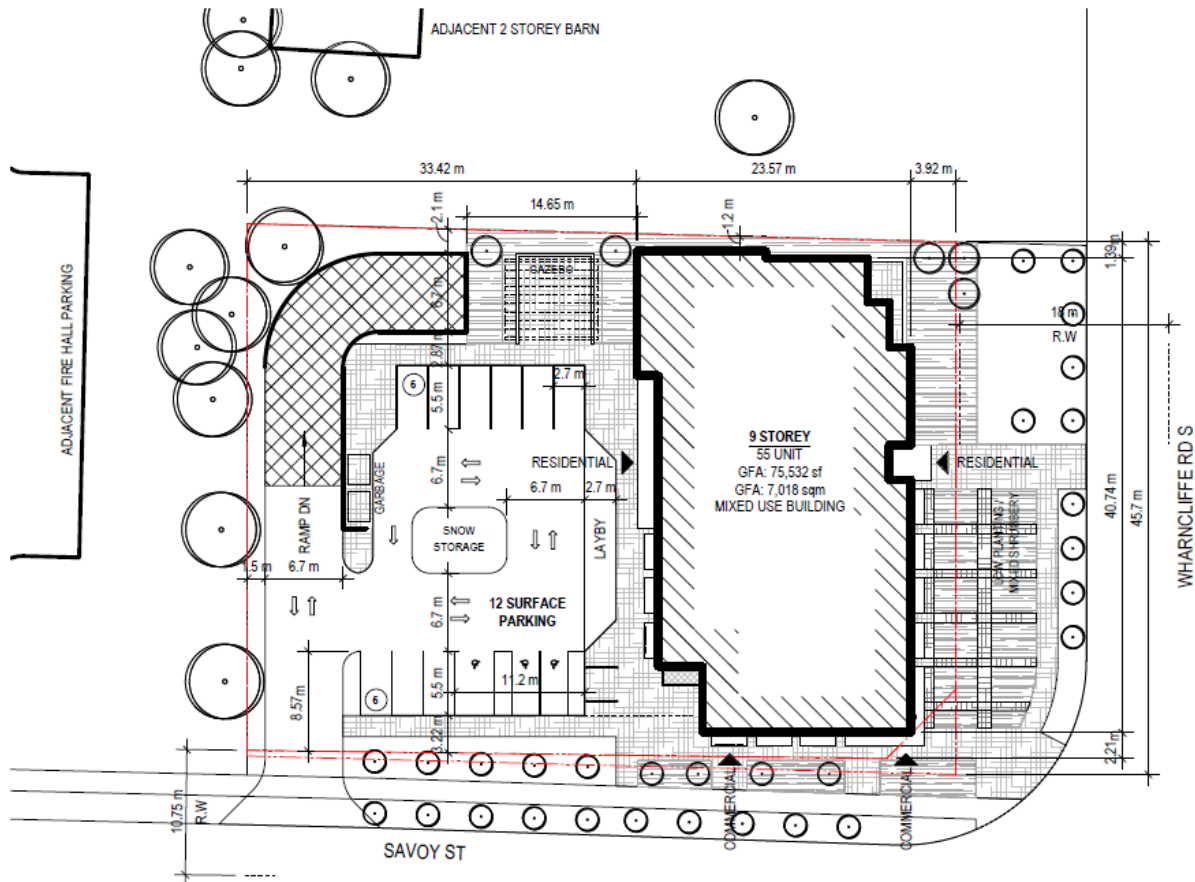
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Site Concept



Site Concept Plan

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

Building Renderings



Conceptual Rendering – Northerly view from intersection of Wharncliffe Road South and Savoy Street



Conceptual Rendering – Southerly view from Wharncliffe Road South

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