



NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Official Plan and Zoning By-law Amendments

300 & 306 Princess Avenue



File: OZ-9688

**Applicant: 1000566345 Ontario Inc. & Domus
Development (London) Inc.**

What is Proposed?

Official Plan and Zoning amendments to allow:

- 3-storey rear additions to the existing buildings, increasing the number of units in each building from 6 to 9
- Apartment buildings as a permitted use
- Special provisions for density, interior side yard depth, a shared driveway, and existing site conditions

LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, March 19, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time:
<https://london.ca/government/council-civic-administration/council-committee-meetings>

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

Please provide any comments by **January 15, 2024**

For more information contact:

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-9688

london.ca/planapps

To speak to your Ward Councillor:

Councillor David Ferreira
dferreira@london.ca
519-661-CITY (2489) ext. 4013

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: December 15, 2023

Application Details

Requested Amendment to The London Plan (New Official Plan)

To add a Specific Policy to the Neighbourhoods Place Type to add apartment buildings as a permitted use and to add the lands to Map 7 – Specific Policy Areas.

Requested Zoning By-law Amendment

To change the zoning from a Residential R3/Office Conversion (R3-2/OC2) Zone (300 Princess Avenue) and a Residential R3/R11 (R3-2/R11) Zone to a Residential R6 Special Provision (R6-5(*)) Zone and a Residential R6 Special Provision (R6-5(**)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The London Plan and the Zoning By-law are available at london.ca.

Current Zoning (300 Princess Avenue)

Zone: Residential R3/Office Conversion (R3-2/OC2) Zone

Permitted Uses: Single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; converted dwellings; fourplex dwellings; offices, professional in existing buildings together with at least one dwelling unit; and offices, service in existing buildings together with at least one dwelling unit.

Special Provisions: None.

Residential Density: N/A

Height: 10.5 metres (single detached dwellings; semi-detached dwellings; duplex dwellings; and converted dwellings) and 12.0 metres (triplex dwellings and fourplex dwellings)

Current Zoning (306 Princess Avenue)

Zone: Residential R3/R11 (R3-2/R11) Zone

Permitted Uses: Single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; converted dwellings; fourplex dwellings; lodging house class 2; and emergency care establishments.

Special Provisions: None.

Residential Density: N/A

Height: 10.5 metres (single detached dwellings; semi-detached dwellings; duplex dwellings; and converted dwellings) and 12.0 metres (triplex dwellings; fourplex dwellings; lodging house class 2; and emergency care establishments)

Requested Zoning (300 Princess Avenue)

Zone: Residential R6 Special Provision (R6-5(*)) Zone

Permitted Uses: Single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; townhouse dwelling; stacked townhouse dwelling; apartment buildings; fourplex dwelling.

Special Provisions: A reduced minimum lot area of 747.6 square metres (whereas 850.0 square metres is required); a reduced minimum front yard depth of 5.7 metres (whereas a minimum of 6.0 metres is required); a reduced minimum interior side yard depth (east) of 0.7 metres (whereas 4.8 metres is required); a reduced minimum interior side yard depth (west) of 1.9 metres (whereas a minimum of 4.8 metres is required); an increased maximum density of 129 units per hectare (whereas a maximum of 35 units per hectare is permitted); and a shared driveway with 306 Princess Avenue.

Residential Density: 129 units per hectare

Height: 12.0 metres

Requested Zoning (306 Princess Avenue)

Zone: Residential R6 Special Provision (R6-5(**)) Zone

Permitted Uses: Single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; townhouse dwelling; stacked townhouse dwelling; apartment buildings; fourplex dwelling.

Special Provisions: A reduced minimum lot area of 738.5 square metres (whereas 850.0 square metres is required); a reduced minimum front yard depth of 5.7 metres (whereas a minimum of 6.0 metres is required); a reduced minimum interior side yard depth (east) of 1.4 metres (whereas 4.8 metres is required); a reduced minimum interior side yard depth (west) of 1.0 metre (whereas a minimum of 4.8 metres is required); a reduced minimum interior side yard depth (east) of 1.1 metres to the existing covered porch (whereas a minimum of 1.2 metres is required); an increased maximum density of 129 units per hectare (whereas a maximum of 35 units per hectare is permitted); and a shared driveway with 300 Princess Avenue.

Residential Density: 129 units per hectare

Height: 12.0 metres

The City may also consider additional considerations such as a different base zone, the use of holding provisions, and/or 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. The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of low rise residential uses.

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.

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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning 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.

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/or 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 Clerk 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.

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.

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

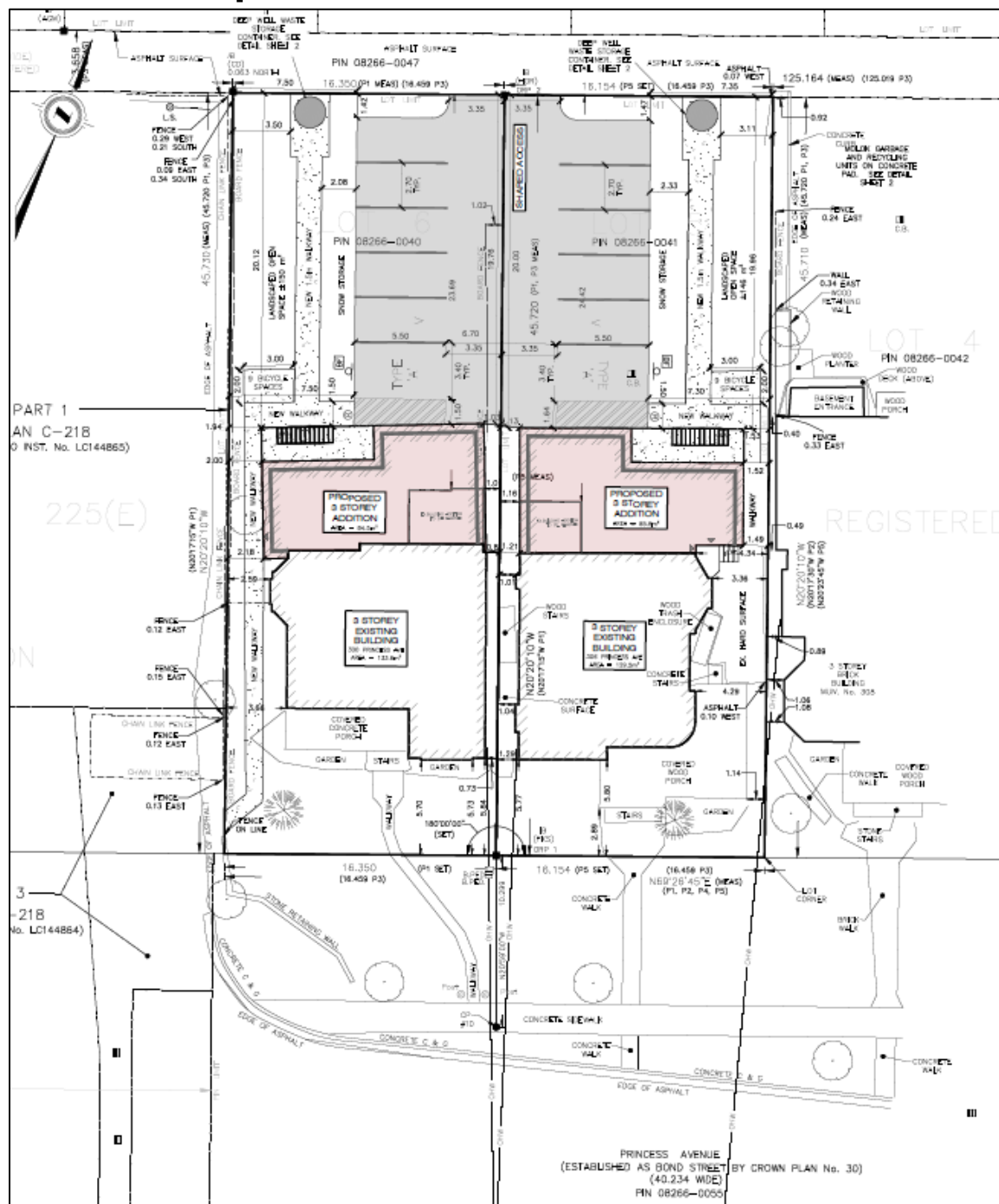
Notice of Collection of Personal Information

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

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) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by March 12, 2024 to request any of these services.

Site Concept



Site Concept Plan

Building Renderings



Conceptual Rendering – 300 Princess Avenue (view from Princess Avenue)



Conceptual Rendering – 306 Princess Avenue (view from Princess Avenue)

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