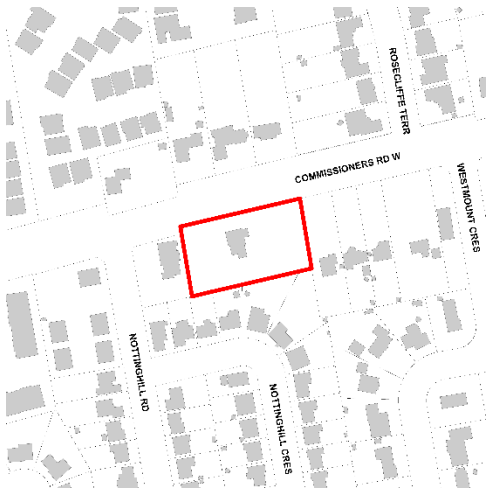




NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Zoning By-law Amendment

634 Commissioners Road West



File: Z-9708

Applicant: Royal Premier Homes (c/o Siv-ik Planning & Design Inc.)

What is Proposed?

Zoning amendment to allow:

- Cluster stacked townhouses, consisting of two 3.5 storey with 28 units at a density of 67 Units Per Hectare.
- The retention of the single-detached dwelling on the subject lands.
- Special provisions include a minimum front yard setback of 5.0 metres, a minimum interior side yard setback of 3.0 metres, a maximum density of 67 Units Per Hectare, and a minimum 3.0-metre-deep landscape strip along the south lot line.

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, April 9, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more accurate 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 **February 26, 2024**

For more information contact:

Brent House
bhouse@london.ca
519-661-CITY (2489) ext. 4078
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9708

london.ca/planapps

To speak to your Ward Councillor:

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.

Date of Notice: February 15, 2024

Application Details

Requested Zoning By-law Amendment

Possible change to Zoning By-law Z.-1 FROM a Residential R5 Special Provision (R5-7(30)) Zone TO a Residential R5 Special Provision (R5-7(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The complete Zoning By-law is available at www.london.ca/planapps.

Current Zoning

Zone: Residential R5 Special Provision (R5-7(30))

Permitted Uses: Cluster townhouse dwellings; cluster stacked townhouse dwellings.

Height: 12.0 metres

Special Provisions: Density 25 units per hectare (Maximum); Front Yard Depth 6.5 metres (21.3 feet) (Minimum); Interior Side Yard Depth 1.8 metres (5.9 feet) when (First 30 metres of Lot Depth) the end wall of a unit contains no windows to habitable rooms, or 6.0 metres (9.8 feet) when the wall of a unit contains windows to habitable rooms; Interior Side yard Depth 3.0 metres (9.8 feet) (Remainder of the lot); Rear Yard Depth 1.0 metre per 1.0 metre of main building height, but in no case less than 6.0 metres; Enhanced Landscape Strip A minimum 6.0 metre deep landscape strip shall be required along the south lot line (up to 6 surface parking stalls may encroach into the required landscape strip).

Requested Zoning

Zone: Residential R5 Special Provision (R5-7(_)) Zone.

Permitted Uses: Cluster townhouse dwellings; cluster stacked townhouse dwellings.

Additional Permitted Uses: Existing Single-Detached Dwelling.

Height: 12.0 metres

Special Provisions: Maximum density of 67 units per hectare, whereas 60 units per hectare is the maximum permitted; a minimum front yard depth of 5.0 metres, whereas 8.0 metres is the minimum required; Interior side yard setback of 3.0 metres when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres when the wall of a unit contains windows to habitable rooms; a rear yard setback of 1.0 metres per 1.0 metres of main building height but in no case less than 6.0 metres; a minimum 3.0 metre deep landscape strip along the south lot line.

The City may also consider the use of holding provisions, and additional special provisions to facilitate the proposed development.

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 with frontage along a Civic Boulevard on Map 3 – Street Classifications, permitting a range of residential uses including single-detached dwellings; duplexes; triplexes; fourplexes; stacked townhouses; low-rise apartments; mixed-use buildings; and small-scale community facilities.

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

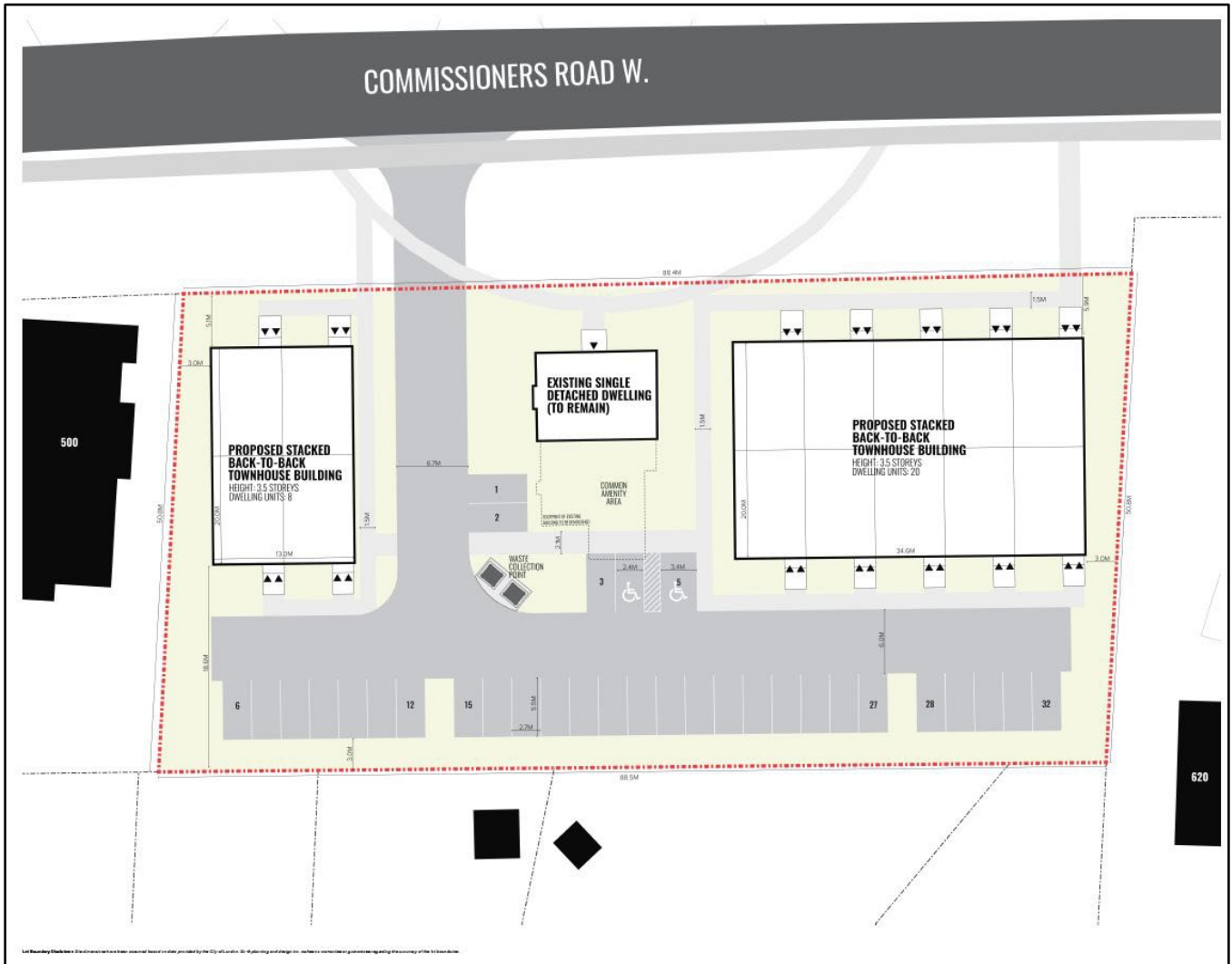
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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 April 5, 2024, to request any of these services.

Site Concept



Site Concept Plan (634 Commissioners Road West)

Building Renderings



Isometric View of proposed built form (634 Commissioners Road West)

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