



Z-8635  
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Email: swise@london.ca  
Website: www.london.ca

June 22, 2016

## **NOTICE OF APPLICATION TO AMEND THE ZONING BY-LAW**

The Municipal Council for the City of London is considering an amendment to the City's Zoning By-law for the lands shown on the attached map. The requested change is described below. We are advising you of this application to invite your comments.

### **APPLICANT:**

Treadstone Developments

### **LOCATION:**

1349, 1351 & 1357 Commissioners Road West - see attached map

### **PURPOSE AND EFFECT:**

The purpose and effect of the requested Zoning By-law amendment is to permit a low-rise apartment building with 43 residential units.

### **POSSIBLE AMENDMENT:**

Change Zoning By-law Z.-1 from a Residential R1/R5 (R1-9/R5-3) and a Residential R5/R8 Special Provision (R5-4(1))/R8-4(2)) Zone which permits single detached dwellings, cluster townhouses, cluster stacked townhouses, apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhouses, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities uses to a Residential R8 Special Provision (R8-4(\_)) Zone which permits apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhouses, senior citizen apartment buildings, emergency care establishments, and continuum of care facilities uses. Special provisions are requested to permit a reduced front yard setback of 0.6m where 8m is the minimum, and a reduced east interior side yard setback of 4.3m where 6m is the minimum.

### **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 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.

### **HOW TO COMMENT:**

Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9, Attention

Sonia Wise by **July 21, 2016**, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

**Please Note:** 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, 519-661-2500 extension 4937.

This application is considered to be residential intensification under the policies of the City's Official Plan. While a public site plan meeting is not required for this application, site plan matters, including those matters set out in the intensification policies of the Official Plan, will be considered as part of the staff review of this application. By way of this letter, we are also asking for your input and comments regarding this proposal. The matters that you might want to consider include fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the building on the site. These policies are found in Section 3.2.3.5 of the Official Plan, and may be viewed online at the City of London Website, [www.london.ca](http://www.london.ca).

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Ward 9 Councillor Anna Hopkins (office 519-661-2500 extension 4009, e-mail [ahopkins@london.ca](mailto:ahopkins@london.ca)) would be pleased to discuss any concerns you may have with this application.

## **PUBLIC MEETING:**

The appropriateness of the requested Zoning By-law amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

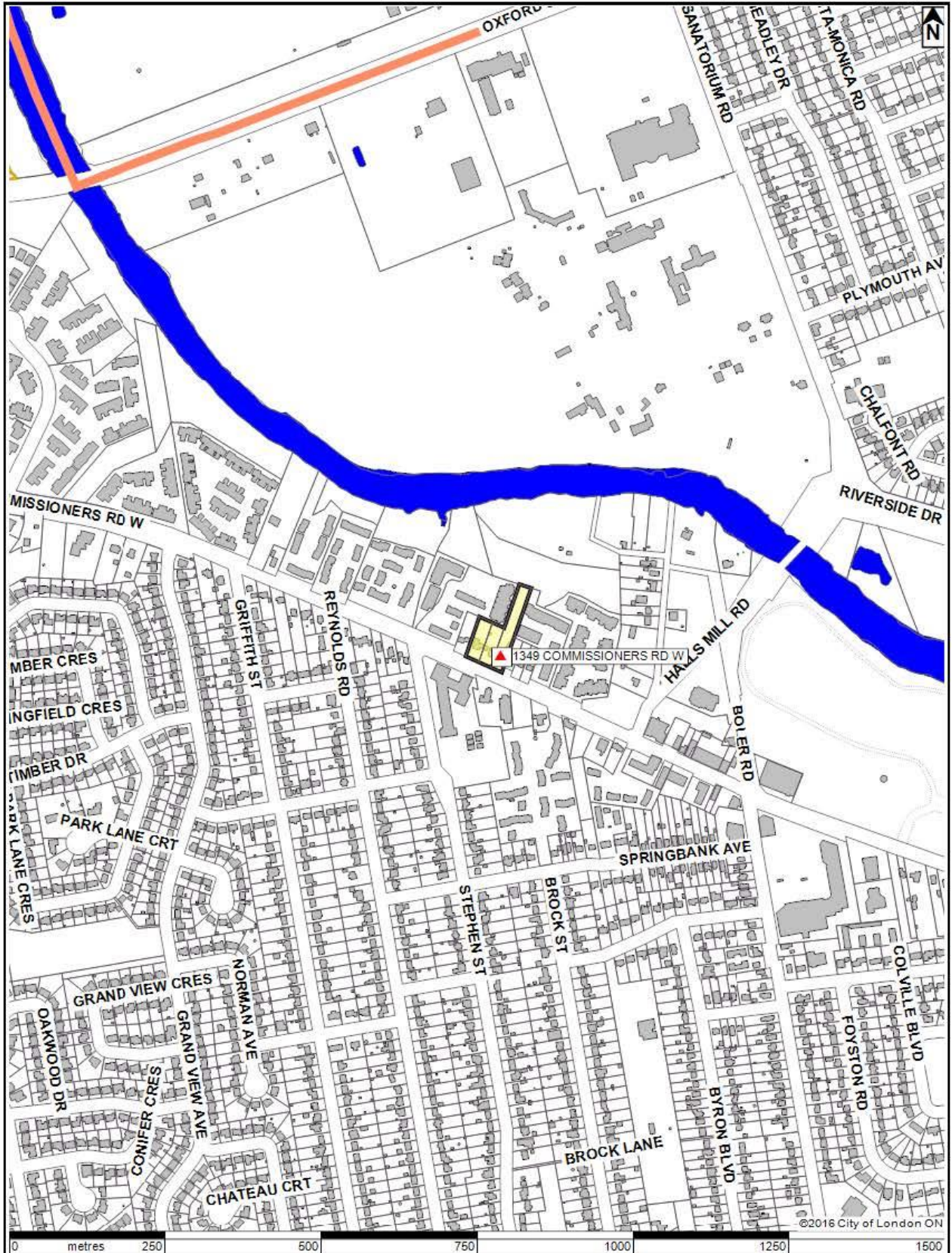
## **FOR INFORMATION:**

If you wish to view additional information or material about the requested Zoning By-law amendment, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

**For more information, please call Sonia Wise at 519-661-2500 extension 5887, referring to "Z-8635".**

## **TO BE NOTIFIED:**


If you wish to be notified of the adoption or refusal of a request to amend the Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



### LOCATION MAP

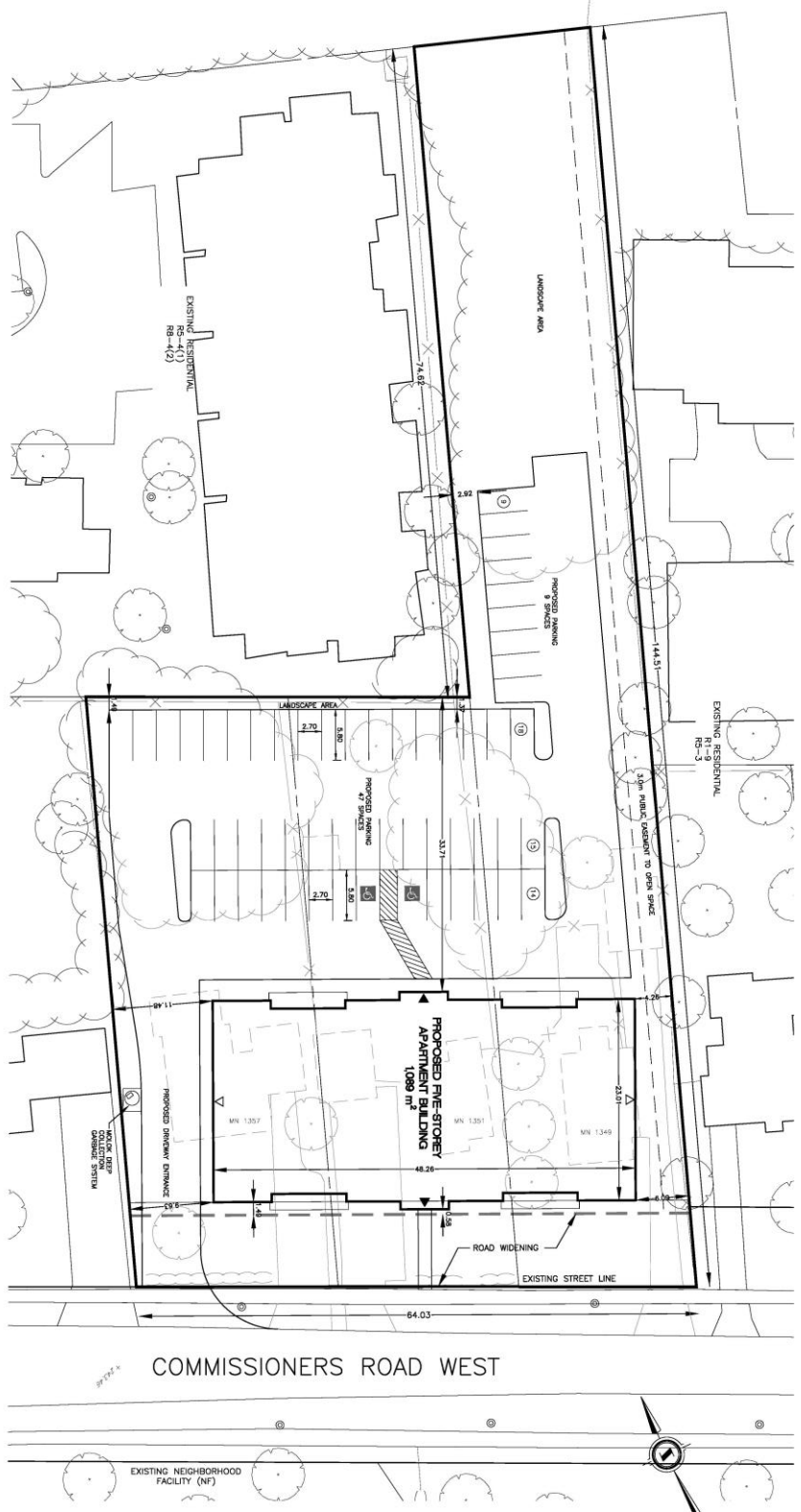
Subject Site: 1349-1357 Commissioners Rd W  
 Applicant: Treadstone Developments  
 File Number: Z-8635  
 Planner: Sonia Wise  
 Created By: Sonia Wise  
 Date: 2016-06-13  
 Scale: 1:7500

### LEGEND

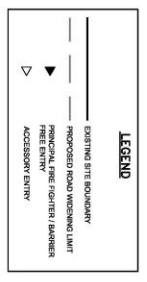
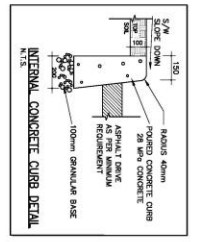
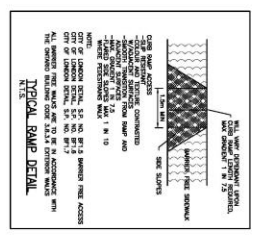
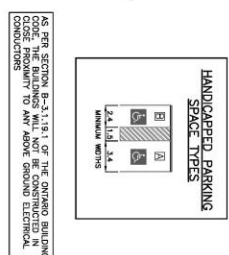
-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

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





FOR PRELIMINARY REVIEW ONLY

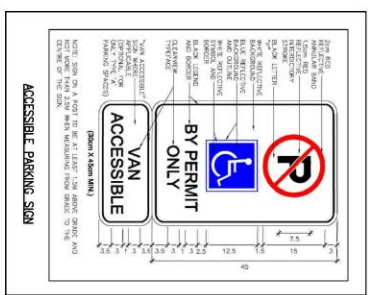


**PART LOTS 112 AND 130, PLAN 563**  
CITY OF LONDON  
COUNTY OF MIDDLESEX

**SITE STATISTICS**

REQUIRED	PROPOSED	
LOT AREA (M <sup>2</sup> )	18,749	5,883
LOT FRONTAGE (M)	30.0	56.0
FRONT YARD SETBACK (M)	8.0	8.0
REAR YARD SETBACK (M)	7.2	8.0
INTERIOR SIDEYARD SETBACK-EAST (M)	7.2	8.0
INTERIOR SIDEYARD SETBACK-WEST (M)	7.2	8.0
LOT COVERAGE (M <sup>2</sup> )	408	188
GROSS FLOOR AREA	134.0	416.4
DENSITY (UNITS PER HECTARE) (MAX.)	79	54
PARKING SPACES (175 spaces per unit)	54	26

\* ZONING VARIANCE REQUIRED



EXISTING SERVICES	DRAWING & SOURCE	DATE	CONSTRUCTED SERVICES	COMPLETION	DETAILS	NO.	REVISIONS	DATE	CONSULTANT	CONTRACT	PROJECT NAME	SCALE	PROJECT NO.
											1349-1357 COMMISSIONERS ROAD WEST LONDON, ON	SCALE = 1 : 250	15,095
											PROPOSED SITE PLAN		1

**ENG PLUS**  
Engineers  
Landscape Architects  
and Building Designers  
1000 SHEPPARD AVENUE EAST  
SUITE 100, SCARBOROUGH, ONTARIO  
M1S 1T6

**TREADSTONE DEVELOPMENTS**  
c/o ZELINKA PRIMO LTD.  
3700 MIDLAND AVE. SUITE 404  
LONDON, ONT. N6C 4R4

15,095  
1349-1357  
COMMISSIONERS ROAD WEST  
LONDON, ON

Conceptual Rendering

