



OZ-8693
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October 26, 2016

NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Official Plan and Zoning By-law Z.-1 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:

MHBC Planning Ltd.

LOCATION:

193-199 College Avenue - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Official Plan amendment and Zoning By-law amendment is to permit the development of a six storey, 21 metre tall apartment building containing 43 units.

POSSIBLE AMENDMENT:

Change the Official Plan land use designation **FROM** Low Density Residential **TO** Multi Family, Medium Density Residential.

Change the zoning **FROM** a Residential R2 Special Provision (R2-2(7)) Zone, which permits a single detached dwelling, semi-detached dwelling, duplex dwelling, or converted dwelling on each lot; **TO** a Residential R10 Bonus (R10-2•B-_) Zone to permit a six storey apartment building with a maximum height to 21m, a front yard setback of 5m, a rear yard setback of 4m, and a maximum lot coverage of 45%. The Bonus Zone is proposed in return for the provision of services, facilities, and matters that include enhanced urban design elements such as aesthetic design, underground parking, common open space, transit-supportive development, and accessibility.

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 J. Adema **by November 9, 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

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 6 Councillor Phil Squire (office 519-661-2500 extension 4006, e-mail psquire@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested Official Plan and 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 MORE INFORMATION:

If you wish to view additional information or material about the requested amendments, 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 J. Adema at 519-661-2500 extension 4649, referring to "OZ-8693".

TO BE NOTIFIED:






If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or 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: **193-199 College Ave**
Applicant: **MHBC Planning Ltd**
File Number: **OZ-8693**
Planner: **Justin Adema**
Created By: **Justin Adema**
Date: **2016-10-17**
Scale: **1:1200**

LEGEND

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



