



OZ-8804
Planner: Melissa Campbell
Telephone: 519-661-2489 extension 4650
Fax: 519-661-5397
Email: mecampbell@london.ca
Website: www.london.ca

August 2, 2017

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:

Marigold Homes Inc.

LOCATION:

467-469 Dufferin 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 redevelopment of the subject lands for an apartment building with a maximum of twelve (12) "Micro-suites".

POSSIBLE AMENDMENT:

Possible amendment to the Official Plan to add a Special Policy to Chapter 10 (Policies for Specific Areas) to allow Apartment Buildings with "Micro-suites" as a permitted use.

Possible change to Zoning By-law Z.-1 to amend Section 2 (Definitions) to **ADD** the definition for "Micro-suites" having a maximum of one (1) bedroom and a floor area maximum of 42m². Change Zoning By-law Z.-1 from a Residential R3 (R3-2) Zone which permits single detached, semi-detached, duplex, converted, triplex and fourplex dwellings, to a Residential R3/Residential R8 Special Provision Bonus (R3-2/R8-4()•B()) Zone to permit Apartment Buildings with a maximum of twelve (12) "Micro-suites" in addition to the range of residential uses currently permitted on the site. The special provisions would permit a gross floor area maximum of 615m², a lot area minimum of 391.10m² (as existing), a lot frontage minimum of 12.69m (as existing), front yard depth minimum of 1.2m, side yard depth minimum of 1.2m, side yard depth minimum and rear yard depth minimum for an accessory building of 0.3m, maximum lot coverage of 59.4%, twelve (12) bedrooms as the maximum number of bedrooms, a bicycle parking standard of one (1) enclosed secured bicycle space per "Micro-suite", and prohibit parking spaces for "Micro-suites". The City of London may consider other special provisions. The requested B() bonus zone would permit an increased maximum density of 307 units per hectare in return for the construction of a specified building design and other eligible facilities, services or matters identified in section 19.4.4 of the City's Official Plan.

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 Low Density Residential in the Official Plan, which permits single detached; semi-detached; and duplex dwellings as the main uses. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted.

The subject lands are in the Neighbourhoods Place Type on a Neighbourhood Street along Dufferin Avenue in *The London Plan* (Council-adopted but not in force and effect), permitting a range of residential uses from single-detached dwellings to townhouses.

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 Melissa Campbell **by August 31, 2017**, 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, 519-661-2489 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 13 Councillor Tanya Park (office 519-661-CITY (2489) extension 4013, e-mail tpark@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 Melissa Campbell at 519-661-2489 extension 4650, referring to “OZ-8804”.

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.








0 metres 100 200 300 400 500

LOCATION MAP

Subject Site: **467-469 Dufferin Avenue**
 Applicant: **Marigold Homes Inc.**
 File Number: **OZ-8804**
 Planner: **Melissa Campbell**
 Created By: **Melissa Campbell**
 Date: **2017-07-24**
 Scale: **1:2500**

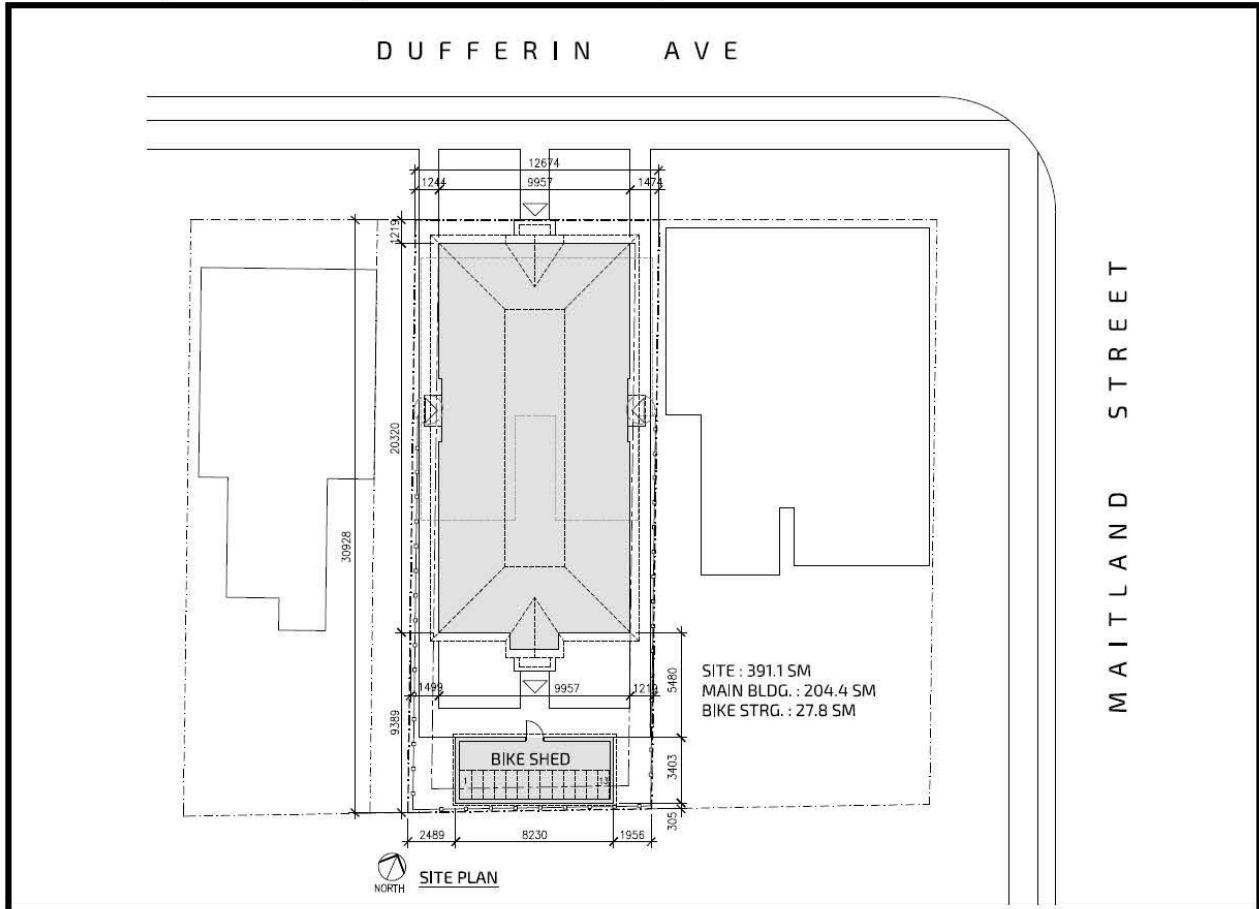
LEGEND

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

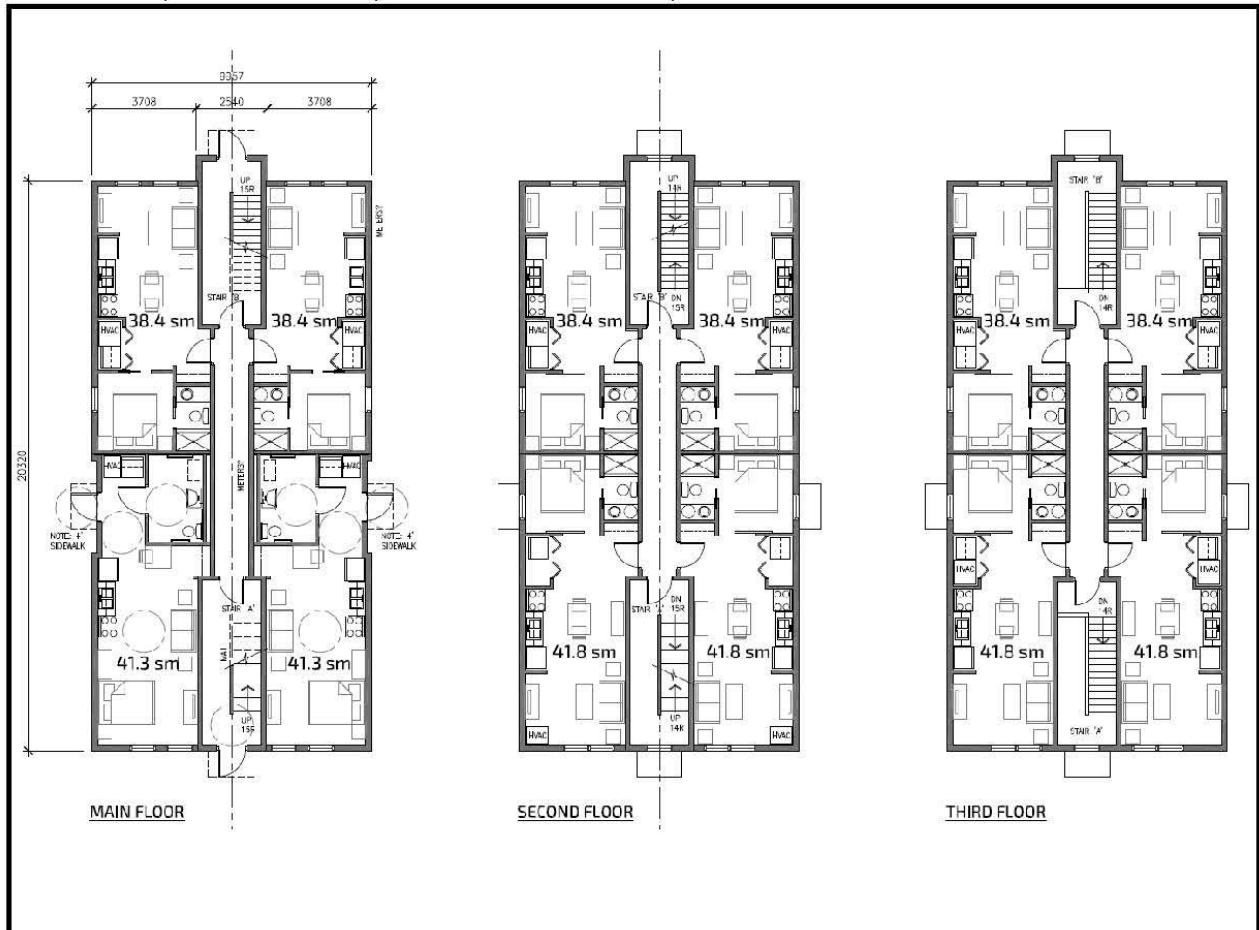
Corporation of the City of London
 Prepared By: Planning Services



Proposed Site Plan (467-469 Dufferin Avenue)



Proposed Floor Plan (467-469 Dufferin Avenue)



Proposed Building Elevations (467-4 69 Dufferin Avenue)



Proposed Building Rendering (467-469 Dufferin Avenue)

