



Z-8843  
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November 8, 2017

## **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:**

Steven Pinhal

### **LOCATION:**

644 & 646 Huron Street – see attached map

### **PURPOSE AND EFFECT:**

The purpose and effect of the requested Zoning By-law amendment is to allow medium and high density residential uses, such as apartment buildings, on the property up to a maximum height of 13 metres.

### **POSSIBLE AMENDMENT:**

Change Zoning By-law Z.-1 from a Restricted Office (RO1) Zone which permits office uses, to a Residential (R9) Special Provision Zone (R9-3(\_\_)\*H13m) which permits apartment buildings, lodging housing class 2, senior citizens apartment buildings, handicapped persons apartment buildings, and continuum-of-care facilities, up to a maximum height of 13 metres. The special provision is to allow for decreased minimum front and side yard setbacks of 2 metres.

### **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, High Density Residential in the Official Plan, which permits a variety of large-scale, multiple-unit forms of residential development such as low-rise and high-rise apartment buildings.

The subject lands are in the Neighbourhood Place Type and located along a Civic Boulevard in *The London Plan* (Council-adopted but not in force and effect), permitting a range of residential uses including attached dwellings, townhouses, and low-rise apartment buildings.

### **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 Michelle Knieriem **by November 29, 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](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 4 Councillor Jesse Helmer (office 519-661-2489 ext. 4004, e-mail [jhelmer@london.ca](mailto:jhelmer@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.

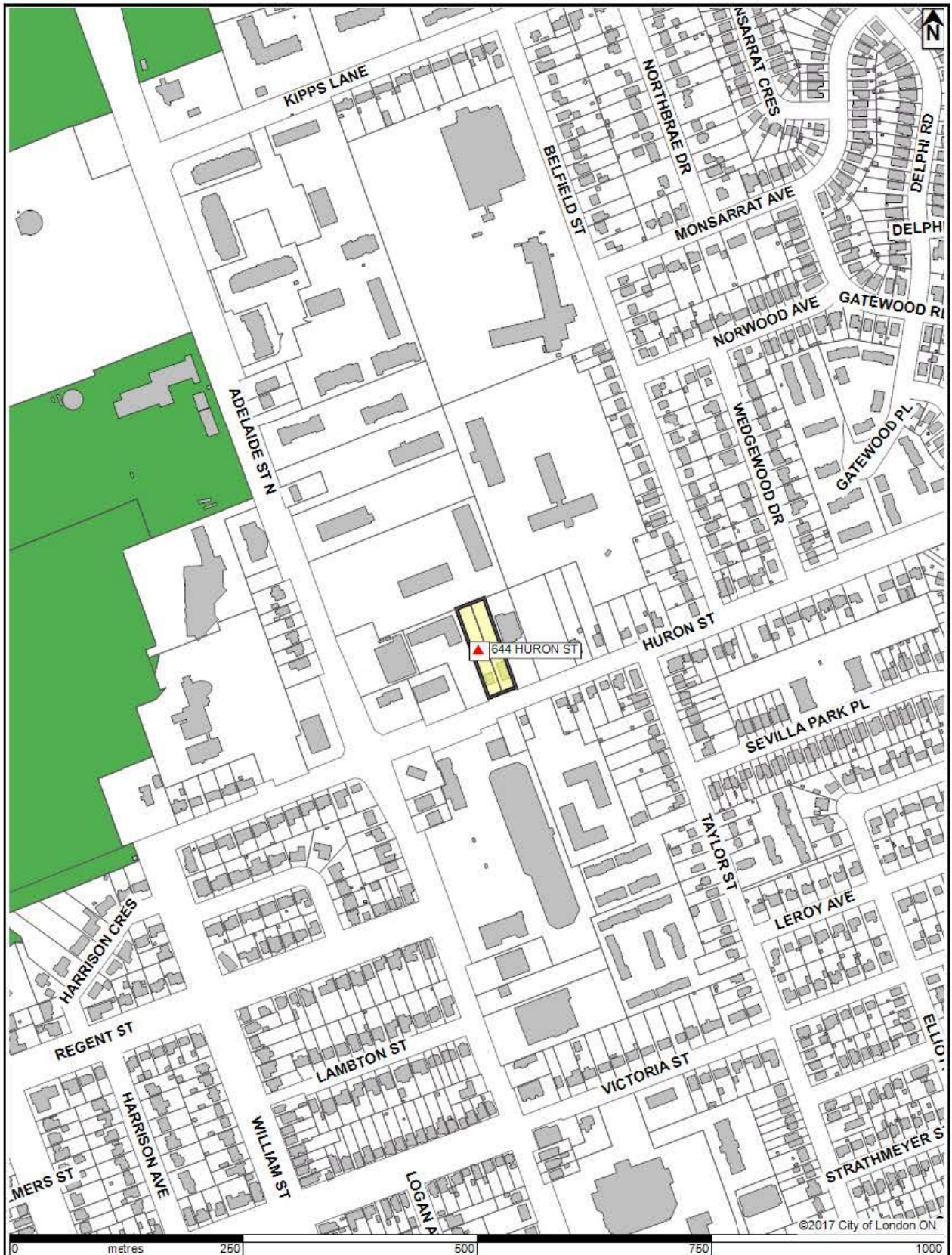
## **FOR INFORMATION:**

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 Michelle Knieriem at 519-661-2489 extension 4549, referring to "Z-8843".**

## **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

File Number: **Z-8843**  
 Created By: **Michelle Knieriem**  
 Date: **2017-10-25**  
 Scale: **1:5000**

### LEGEND

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



SITE DATA	
REQUIREMENT	PROVIDED
LOT AREA	1,000.00 SQ FT
MIN. LOT AREA	3,275.00 SQ FT
MIN. FRONT SETBACK	20 FT
MIN. SIDE SETBACK	30 FT
MIN. REAR SETBACK	30 FT
MIN. HEIGHT	10 FT
MIN. LOT COVERAGE	10%
MIN. FRONT YARD SETBACK	5 FT
MIN. SIDE YARD SETBACK	5 FT
MIN. REAR YARD SETBACK	5 FT
MIN. DRIVEWAY WIDTH	10 FT
MIN. DRIVEWAY SETBACK	5 FT
MIN. DRIVEWAY WIDTH	10 FT
MIN. DRIVEWAY SETBACK	5 FT
MIN. DRIVEWAY WIDTH	10 FT
MIN. DRIVEWAY SETBACK	5 FT

### LEGEND

EXISTING TREE  
 NEW TREE  
 NEW PROPOSED BUILDING  
 SEVERED  
 EXISTING TO BE DEMOLISHED  
 EXISTING SANITARY MANHOLE  
 BUS PARKING

### MINIMUM CLEARANCE REQUIREMENTS WITH CURBS

**TYPE A**  
 MINIMUM CLEARANCE REQUIREMENTS WITH CURBS  
 MINIMUM CLEARANCE: 8 FT 6 IN.  
 MINIMUM CLEARANCE: 8 FT 6 IN.  
 MINIMUM CLEARANCE: 8 FT 6 IN.

**TYPE B**  
 MINIMUM CLEARANCE REQUIREMENTS WITH CURBS  
 MINIMUM CLEARANCE: 8 FT 6 IN.  
 MINIMUM CLEARANCE: 8 FT 6 IN.  
 MINIMUM CLEARANCE: 8 FT 6 IN.



CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. ALL DIMENSIONS AND LOCATIONS OF UTILITIES SHALL BE SHOWN ON THE DRAWINGS AND TO BE READ AND NOT SCALED.

Jose Pinhal 644-645 Huron St SITEPLAN	
Project number	103-2017
Date	March 2018
Drawn by	REC
Checked by	L.C.
A101	
Scale	1:200

