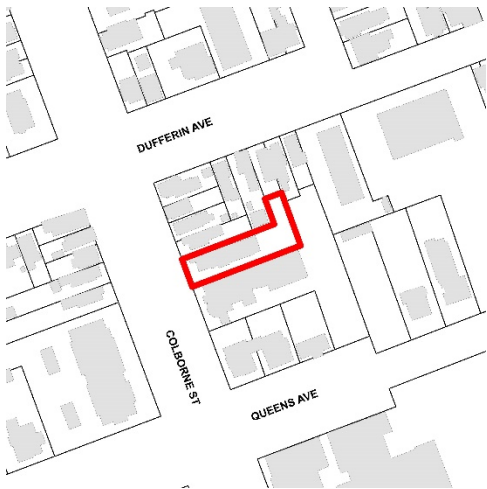




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

470 Colborne Street



File: OZ-8948

Applicant: Peter and Janice Denomme

What is Proposed?

Official Plan and Zoning amendments to allow:

- up to 8 residential apartments, medical/dental and other offices, day care centres and commercial and private schools
- special zoning regulations for lot area per residential unit, existing site conditions and parking coverage

LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 19, 2018**

Barb Debbert

bdebbert@london.ca

519-661-CITY (2489) ext. 5345

Planning Services, City of London, 206 Dundas St., London ON N6A 1G7

File: OZ-8948

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Tanya Park

tpark@london.ca

519-661-CITY (2489) ext. 4013

**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: August 29, 2018

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

To amend the Official Plan by adding a Specific Area Policy and/or amending the existing Specific Area Policy for the Woodfield Neighbourhood (Section 3.5.4) to permit, in addition to the uses permitted in the Low Density Residential designation, a minimum of one (1) and a maximum of eight (8) residential units, offices and medical/dental offices, commercial and private schools, and day care centres.

Requested Amendment to The London Plan (New Official Plan)

To amend The London Plan by adding a Specific Policy and/or amending the existing Specific Policy for the Woodfield Neighbourhood (Paragraphs 1033_ – 1038_) to permit, in addition to the uses permitted in the Neighbourhoods Place Type, commercial and private schools, office and medical/dental office uses.

Requested Zoning By-law Amendment

To change the zoning from a Commercial Recreation (CR) Zone to a Residential R3 Special Provision (R3-2)/Restricted Office Special Provision (RO1()) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Commercial Recreation (CR) Zone

Permitted Uses: Commercial recreation establishments, golf courses, private clubs, private outdoor recreation clubs, private parks, recreational buildings, recreational golf courses

Residential Density: n/a

Height: 12.0 metres

Requested Zoning

Zone: Residential R3 (R3-2()) Special Provision Zone

Permitted Uses: single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings, and fourplex dwellings

Special Provision(s): recognize existing site conditions including a minimum front yard depth of 4.6 metres to the enclosed porch in place of 7 metres, a minimum north interior side yard depth of 0.6 metres in place of 1.8 metres, minimum landscaped open space of 20.5 percent in place of 30 percent, and permit an increase in residential density as noted below.

Residential Density: a minimum of one (1) and a maximum of eight (8) residential units with a minimum lot area of 140 m² per dwelling unit in place of 180m² per dwelling unit

Height: 10.5 metres

Requested Zoning

Zone: Restricted Office Special Provision (RO1()) Zone

Permitted Uses: medical/dental offices and offices (Note: Offices include professional or service offices and all other forms of offices except medical/dental offices)

Special Provision(s): permit, in addition to the existing list of permitted uses, business and professional offices, medical/dental offices, service offices, support offices, charitable organization offices, day care centres, commercial and private schools, together with a minimum of one (1) dwelling unit. Recognize existing site conditions including a minimum front yard depth of 4.6 metres to the enclosed porch in place of 6 metres, a minimum north interior side yard depth of 0.6 metres in place of 3.6 metres, and a minimum landscaped open space of 20.5 percent in place of 30 percent

Residential Density: n/a

Height: 10 metres

The City may also consider relief from the maximum permitted parking area coverage of 30 percent for residential uses in the requested Residential Special Provision (R3-2()) Zone. The City may also consider applying gross floor area maximums for requested uses that have high parking requirements, and a combined minimum number of parking spaces for a mix of residential and non-residential uses.

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.

The subject lands are in the Neighbourhoods Place Type in *The London Plan* (Council-adopted but not in force and effect), permitting single detached, semi-detached, duplex, triplex, fourplex and converted dwellings, townhouses, stacked townhouses, low-rise apartments, secondary suites, home occupations, group homes and small-scale community facilities as the main uses.

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. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

See More Information

You can review additional information and material about this application by:

- visiting Planning Services at 206 Dundas Street, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

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 Services 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning Services staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. 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 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 Secretary of the Committee.

Right to Appeal to the Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal 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 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 of the Council of the City of London to the Ontario Municipal Board.

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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

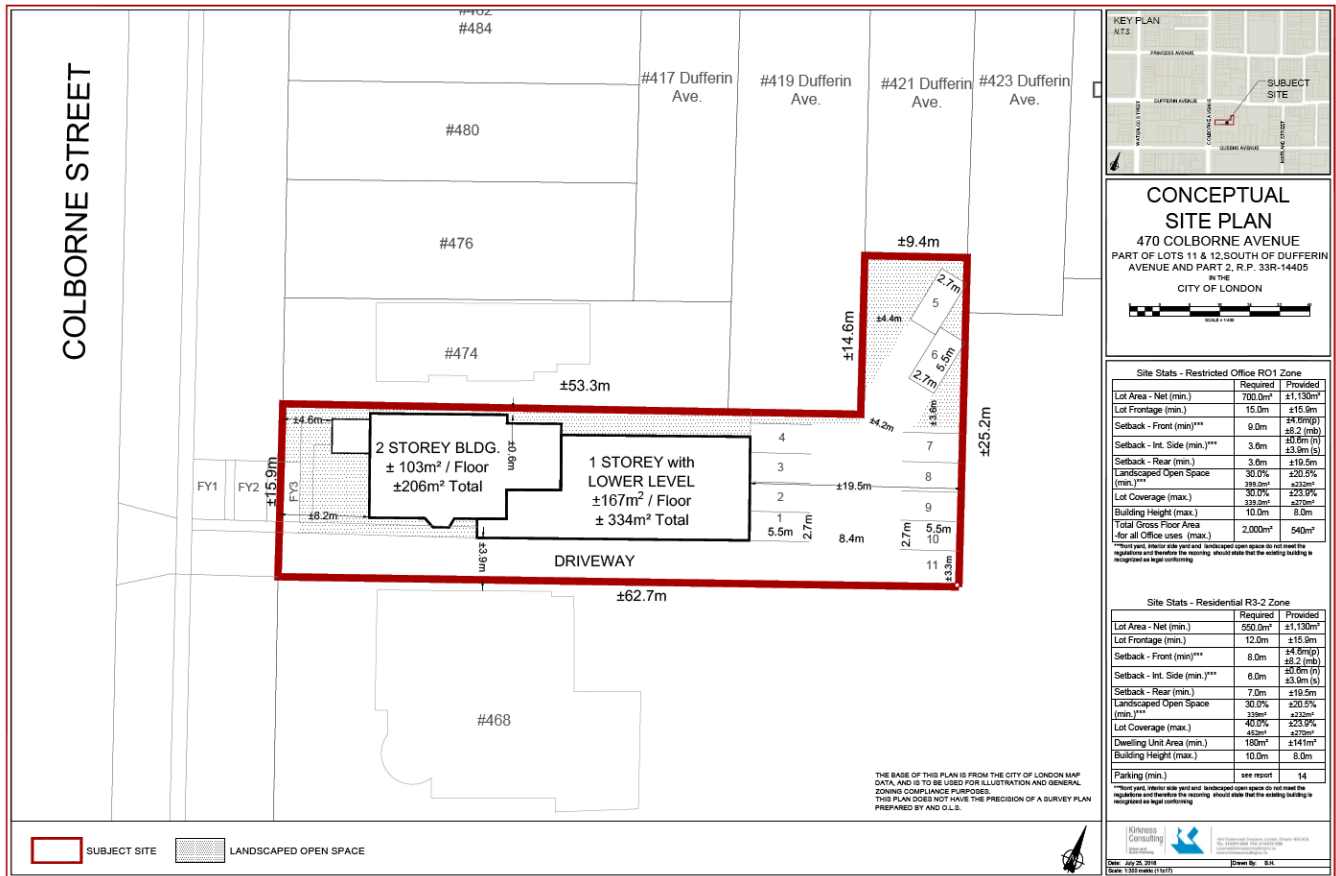
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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 Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



Site concept of existing building and proposed parking layout

The above image represents the applicant's proposal as submitted and may change.