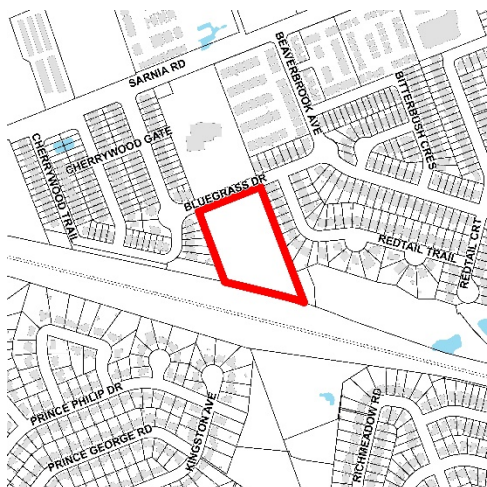




NOTICE OF REVISED PLANNING APPLICATION

Zoning By-Law Amendment

945 Bluegrass Drive



File: Z-9020

Applicant: Gateway Church

What is Proposed?

Zoning amendment to allow:

- Two 3-storey, 40-unit apartment buildings
- A reduced minimum parking rate of 66 spaces (whereas 100 spaces are required)
- An increased maximum density of 45.25 units per hectare (whereas a maximum of 40 units per hectare is permitted)

LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 15, 2019**

Catherine Lowery

clowery@london.ca

519-661-CITY (2489) ext. 5074

Development Services, City of London, 300 Dufferin Avenue, 6th Floor

London ON PO BOX 5035 N6A 4L9

File: Z-9020

london.ca/planapps

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

Councillor Steve Lehman

slehman@london.ca

519-661-CITY (2489) ext. 4008

**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: April 24, 2019

Application Details

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

Requested Zoning By-law Amendment

To change the zoning from a Holding Community Facility Special Provision (h*h-1*h-18*CF1(3)/CF3(1)*D40*H12) Zone and Urban Reserve (UR3) Zone to a Holding Residential R8 Special Provision (h*h-1*R8-1(__)) Zone and an Open Space (OS1) 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: Holding Community Facility Special Provision (h*h-1*h-18*CF1(3)/CF3(1)*D40*H12) Zone and Urban Reserve (UR3) Zone

Permitted Uses: Places of worship, public swimming pools, day care centres, elementary schools, group home type 2, libraries, post office depots, private schools, secondary schools, police stations, clinics in association with other permitted uses, continuum-of-care facilities for seniors, hostels, medical/dental offices in association with other permitted uses, nursing homes, personal service establishments associated with the main permitted use, rest homes, and retirement lodges

Special Provision: A minimum 30 metre setback from a Railway Right-of-Way

Residential Density: 40 units per hectare

Height: 12 metres

Requested Zoning

Zone: Holding Residential R8 Special Provision (h*h-1*R8-1(__)) Zone and an Open Space (OS1) Zone

Permitted Uses: Apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhousing, senior citizen apartment buildings, emergency care establishments, continuum-of-care facilities. A range of open space uses would be permitted on the lands proposed to be rezoned OS1.

Special Provisions: A reduced minimum parking rate of 66 spaces (whereas 100 spaces are required) and an increased maximum density of 45.25 units per hectare (whereas a maximum of 40 units per hectare is permitted)

The City may also consider an additional special provision requiring a 30 metre setback from a Railway Right-of-Way.

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 and Multi-Family, Medium Density Residential in the Official Plan, which permits a range of low rise and mid-rise residential uses as the main uses.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of low rise residential uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change 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](https://london.ca/participating-in-the-planning-process) page at london.ca.

See More Information

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

- visiting Development Services at 300 Dufferin Ave, 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 Development 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.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested 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 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 by-law is passed, 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 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.

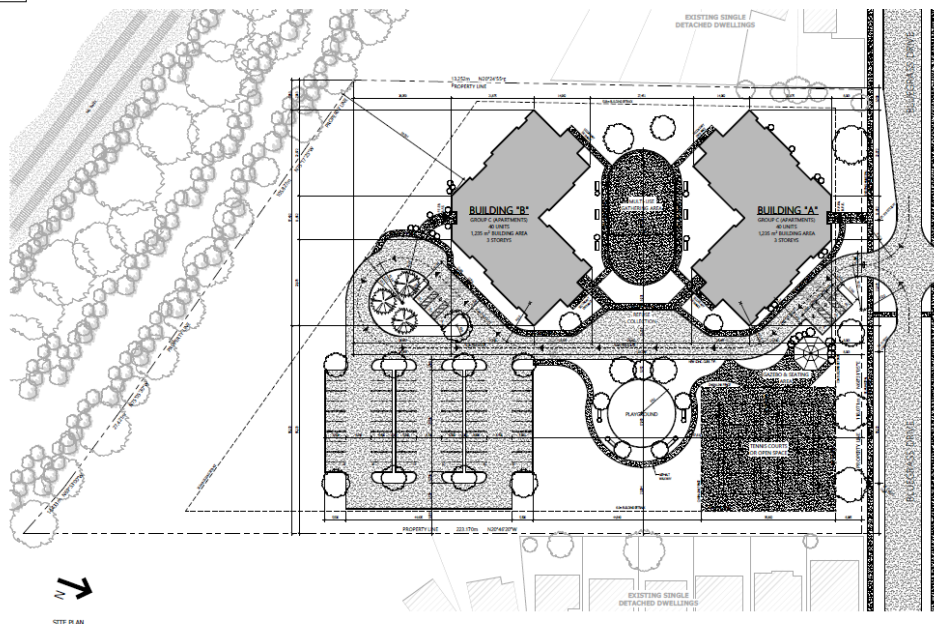
Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept

SITE DATA		
Life	Required	Proposed
	Choosing the Low No. 2-1	
1 Zone utilization	90%	
2 Permitted use	Apartment	Apartment
3 Lot Area (sq. ft.)	20,000	20,000
4 Lot Frontage (sq. ft.)	20.0	10.0/2.0
5 Front & Side Yard (sq. ft.)	6.0/3.0	6.0/3.0
6 Interior side yard (sq. ft.)	1.1 meters (3.28 feet) per 100 sq. ft. of lot area including front & rear building height & location General: 1 meter (3.28 feet) per 100 sq. ft. of lot area 4.1 meters (13.45 feet) x 20m = 82.0m	6.25
7 Yard depth (sq. ft.)	30.0	39.1
8 Landscape water feature	0%	10% (12.174 m)
9 Lot coverage (%)	50%	16.6% (2.475 m)
10 Height (m)	12.0	12.0
11 Parking	10	10
12 Parking use coverage (%)	Parking Standard Area 3 100 sq. ft. x 10/200 ft. = 100 coverage	Asymmetrical Parking Type "A" 2 Type "B" 8 Standard: 60 Total: 60 60 Standard (10.00 m)
13 Density (sq. ft. per lot area)		2 Squares

Gateway Apartments

Gateway Church
890 Sarnia Road
March. 25, 2018

[illegible]

Conceptual Site Plan

Building Rendering



Conceptual Rendering

The above images represent the applicant's proposal as submitted and may change.