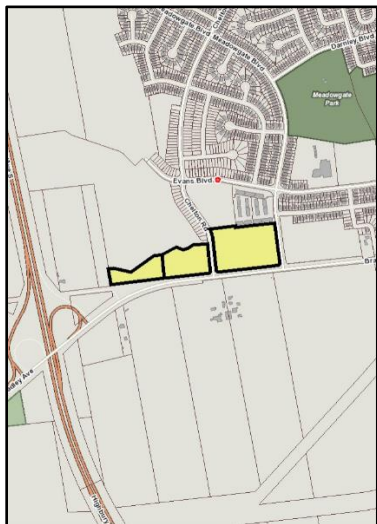




# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 800, 805 & 810 Chelton Road



**File: Z-9089**

**Applicant: The Ironstone Building Company Inc.**

#### **What is Proposed?**

Zoning amendment to allow:

- Residential dwellings including townhouses and back-to-back townhouse units up to three storeys in height; and apartment buildings ranging in height from four (4) to six (6) storeys.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **August 21, 2019**

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: Z-9089

[london.ca/planapps](https://london.ca/planapps)

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

Councillor Steven Hillier

shillier@london.ca

519-661-CITY (2489) ext. 4014

**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: July 16, 2019

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Zoning By-law Amendment

To change the zoning from a Community Shopping Area CSA3 Zone, an Associated Shopping Area Commercial (ASA1/ASA2/ASA3) Zone, and a holding Residential R6/R9 (h-54 R6-5/R9-3 H20 Zone to a Residential R5 (R5-7) Zone, Residential R5 Special Provision (R5-7( )) Zone, Residential R9 Special Provision (R9-7( )) Zone, and an Open Space OS5 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](http://london.ca/planapps).

### Current Zoning

#### 805 Chelton Road

**Zone:** Community Shopping Area CSA3

**Permitted Uses:** A range of community-scale commercial uses within a shopping centre; including such uses as assembly halls, convenience service establishments, financial institutions, medical/dental offices, personal service establishments, private clubs, restaurants, retail stores, supermarkets, taverns, cinemas and private schools.

**Gross Floor Area:** 15,000 square metres maximum

**Height:** 9.0 metres maximum

#### 800 Chelton Road

**Zone:** Associated Shopping Area Commercial (ASA1/ASA2/ASA3)

**Permitted Uses:** A range of uses including animal hospitals, convenience stores, dry cleaning and laundry plants, financial institutions, grocery stores, restaurants, retail stores, personal service establishment, pharmacies, service and repair establishments, day care centres, clinics, medical/dental, professional and service offices.

**Gross Floor Area:** 6,000 square metres maximum

**Height:** 12 metres maximum

#### 810 Chelton Road

**Zone:** holding Residential R6/R9 (h-54 R6-5/R9-3 H20)

**Permitted Uses:** A range of dwelling types including single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, apartments buildings, senior citizens apartment buildings and continuum-of-care facilities.

**Residential Density:** 100 units per hectare maximum

**Height:** 20.0 metres maximum

### Requested Zoning

**Zone:** Residential R5 (R5-7) and Residential R5 Special Provision (R5-7( ))

**Permitted Uses:** Cluster townhouses and cluster stacked townhouses

**Special Provisions (applies to Blocks 151/152 only):** Interior side yard depth 2.0 metres minimum, with a 0.0 metre yard setback adjacent an OS5 Zone.

**Residential Density:** 60 units per hectare maximum

**Height:** 12 metres maximum

**Zone:** Residential R9 Special Provision (R9-7( ))

**Permitted Uses:** Apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, and continuum-of-care facilities.

**Special Provisions:** Front yard depth 6.0 metres minimum, exterior side yard depth 3.0 metres minimum, 0.0 metre yard setback adjacent an OS5 Zone.

**Residential Density:** 150 units per hectare maximum

**Height:** 25.0 metres maximum

**Zone:** Open Space OS5

**Permitted Uses:** Conservation lands, conservation works, passive recreation uses which include hiking trails and multi-use pathways, and managed woodlots

**Height:** 12.0 metres maximum

An Environmental Impact Study (EIS) has been prepared to assist in the evaluation of this application.

## 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 Community Commercial Node and Multi-family, High Density Residential in the Official Plan. Community Commercial Node permits a range of commercial and retail uses including department stores, home improvement and furnishings stores, supermarkets, food stores and pharmacies; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions; a limited range of automotive services; and professional, medical/dental and service-oriented office uses. Multi-family, high density residential uses and community facilities may also be permitted in this designation through a zoning by-law amendment application, site plan application and consideration of design features which provide for the proper integration of the two uses.

Multi-family, High Density Residential permits low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses as the main uses. Portions of the northerly perimeter of the lands west of Chelton Road are designated as Open Space.

The subject lands are in the Shopping Area and Neighbourhoods Place Types in *The London Plan*. The Shopping Area Place Type permits a range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses. The Neighbourhoods Place Type permits a range of uses including single detached, semi-detached, triplexes, fourplexes, townhouses, stack townhouses, mixed-use buildings, low rise apartments, and small-scale community facilities.

## 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](#) page at [london.ca](http://london.ca).

### See More Information

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

- visiting Development Services at 300 Dufferin Ave, 6<sup>th</sup> 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](http://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](mailto: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.

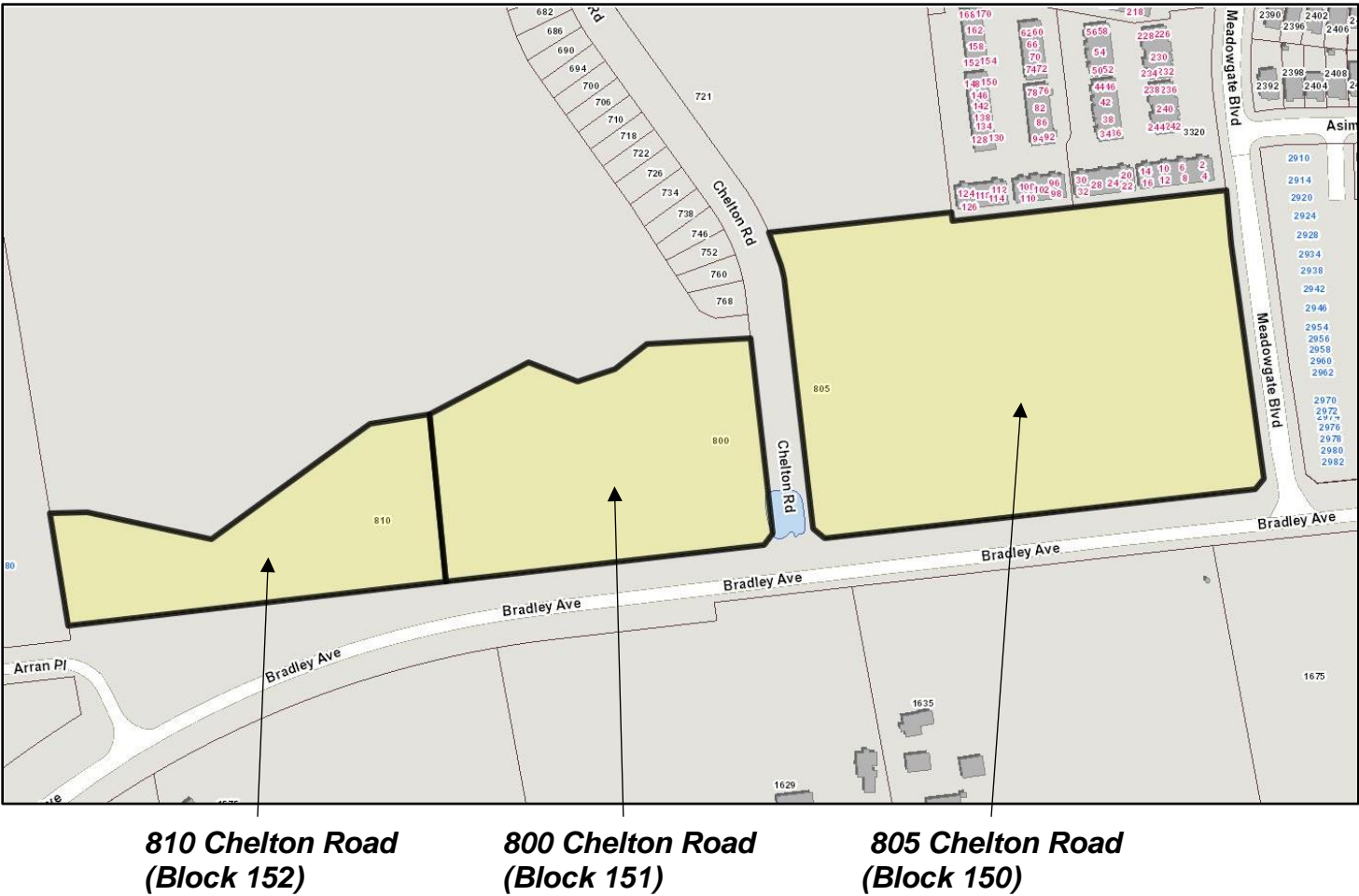
For more information go to <http://elto.gov.on.ca/tribunals/omb/about-the-omb/>.

## 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.

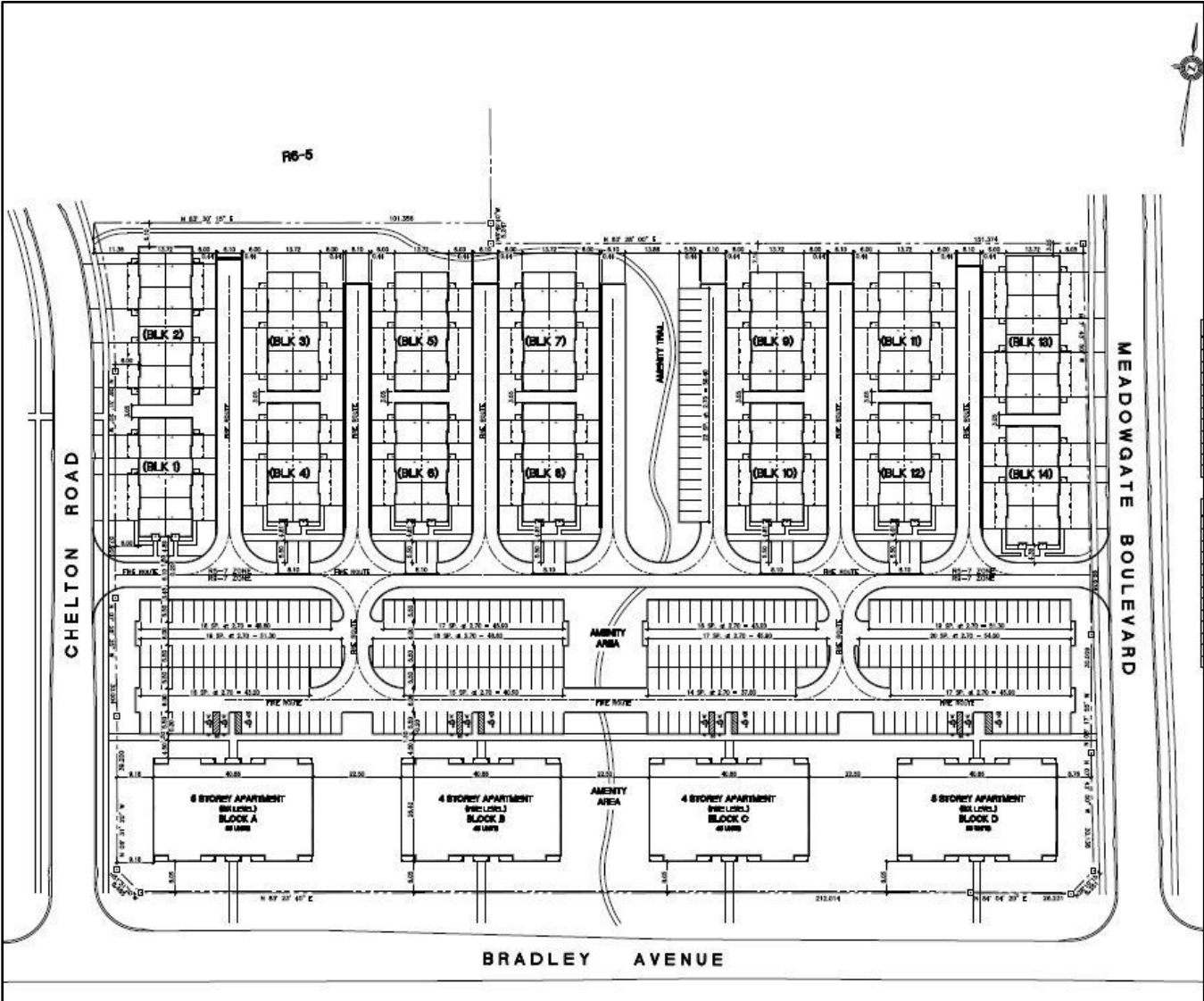
**Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**

Site Location Map

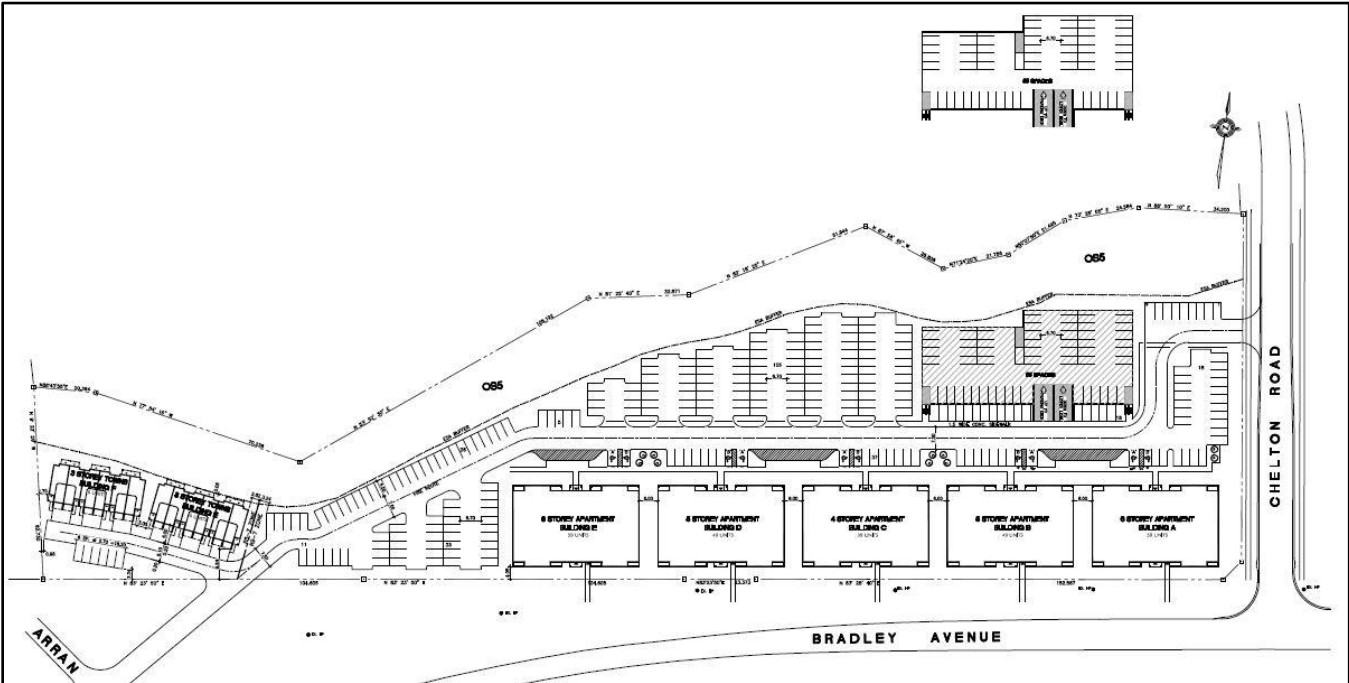




# Site Concept Plans



**805 Chelton Road – Site concept plan showing four, 4 to 5 storey apartment buildings oriented to Bradley Avenue on the southerly portion of the site (200 units total); and 3-storey, back-to-back cluster townhouses on the northerly portion of the site (88 units total).**



**800-810 Chelton Road – Site concept plan showing five, 4 to 6 storey apartment buildings oriented to Bradley Avenue on the southerly portion of the site (255 units total); and cluster townhouses on the westerly portion of the site (12 units total).**

The above images represents the applicant’s proposal as submitted and may change.

# Building Renderings



3 storey townhouse units



3 storey, back-to-back townhouse units



5 storey apartment building

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