



NOTICE OF PLANNING APPLICATION

Official Plan and Revised Zoning By-law Amendments

1339 – 1347 Commissioners Rd. W.



File: O-9082 and Z-9081

Applicant: City of London and Milan Starcevic

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 5-storey, 34 unit apartment building with 44 underground parking spaces and 3 surface parking spaces.
- Special policies and zoning provisions to permit a maximum density of 132 units per hectare, a maximum height of 17.5 metres, and reduced front and west interior side yard depths.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 23, 2019**

Barb Debbert

bdebbert@london.ca

519-661-CITY (2489) ext.5345

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

File: O-9082 and Z-9081

london.ca/planapps

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

Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

**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: September 12, 2019

Application Details

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

Requested Amendment to the 1989 Official Plan

The City has initiated an Official Plan Amendment to add a Specific Policy Area to permit an apartment building with a maximum permitted density of 125 units per hectare within the Multi-family, Medium Density Residential designation. The intent is to align the 1989 Official Plan as it applies to these lands, with the policies of The London Plan, the new Official Plan for the City of London.

Requested Zoning By-law Amendment

To change the zoning from a Residential R1/Residential R5 (R1-9/R5-3) Zone to a Residential R8 Special Provision Bonus (R8-4()*B-) Zone to permit apartment buildings with a maximum density of 132 units per hectare (34 units) where a maximum density of up to 75 units per hectare (19 units) is permitted. The revisions to the proposed site concept include shifting the building to the west to accommodate landscaping along the east property line, and increasing the building height by approximately 1 metre to ensure moving trucks and service vehicles will have sufficient vertical clearance. While the proposal continues to be for 34 residential units, the calculated density has changed because it includes lands that will be taken in the future for a road widening dedication, in accordance with the General Provisions of the Zoning By-law. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R1/Residential R5 (R1-9/R5-3)

Permitted Uses: Single detached dwellings, cluster townhouse dwellings, cluster stacked townhouse dwellings

Special Provision(s): n/a

Residential Density: one single detached dwelling per lot, 35 units per hectare

Height: 12 metres

Bonus Zone: n/a

Requested Zoning

Zone: Residential R8 Bonus Zone (R8-4()*B-)

Permitted Uses: apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhouses, senior citizen apartment buildings, emergency care establishments, continuum-of-care facilities

Special Provision(s): maximum height of 17.5 metres where a maximum height of 13.0 metres is permitted; a minimum front yard depth of 2.0 metres where 8.0 metres is required; a minimum west interior side yard depth of 2.2 metres where 5.4 metres is required

Residential Density: 132 units per hectare (34 units)

Height: 17.5 metres (5 storeys)

Bonus Zone: Allow apartment buildings with a maximum density of 132 units per hectare (34 units) where a maximum density of 75 units per hectare (19 units) is permitted. Allow a maximum height of 17.5 metres where a maximum height of 13.0 metres is permitted. The facilities, services or matters proposed in return for additional density and height include the provision of affordable housing, the provision of underground parking, and enhanced provision of landscaped open space.

The City may also consider the use of a holding provision to address archaeological potential on the site.

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, Medium Density Residential in the 1989 Official Plan, which permits multiple-attached dwellings, low rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged as the main uses. Normally height limitations will not exceed four storeys and density will generally not exceed 75 units per hectare, with provision for up to 100 units per hectare with bonusing.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of housing types including low-rise apartments with a maximum height of 4 storeys with the potential for up to 6 storeys with Type 2 bonusing.

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 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Development 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 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.

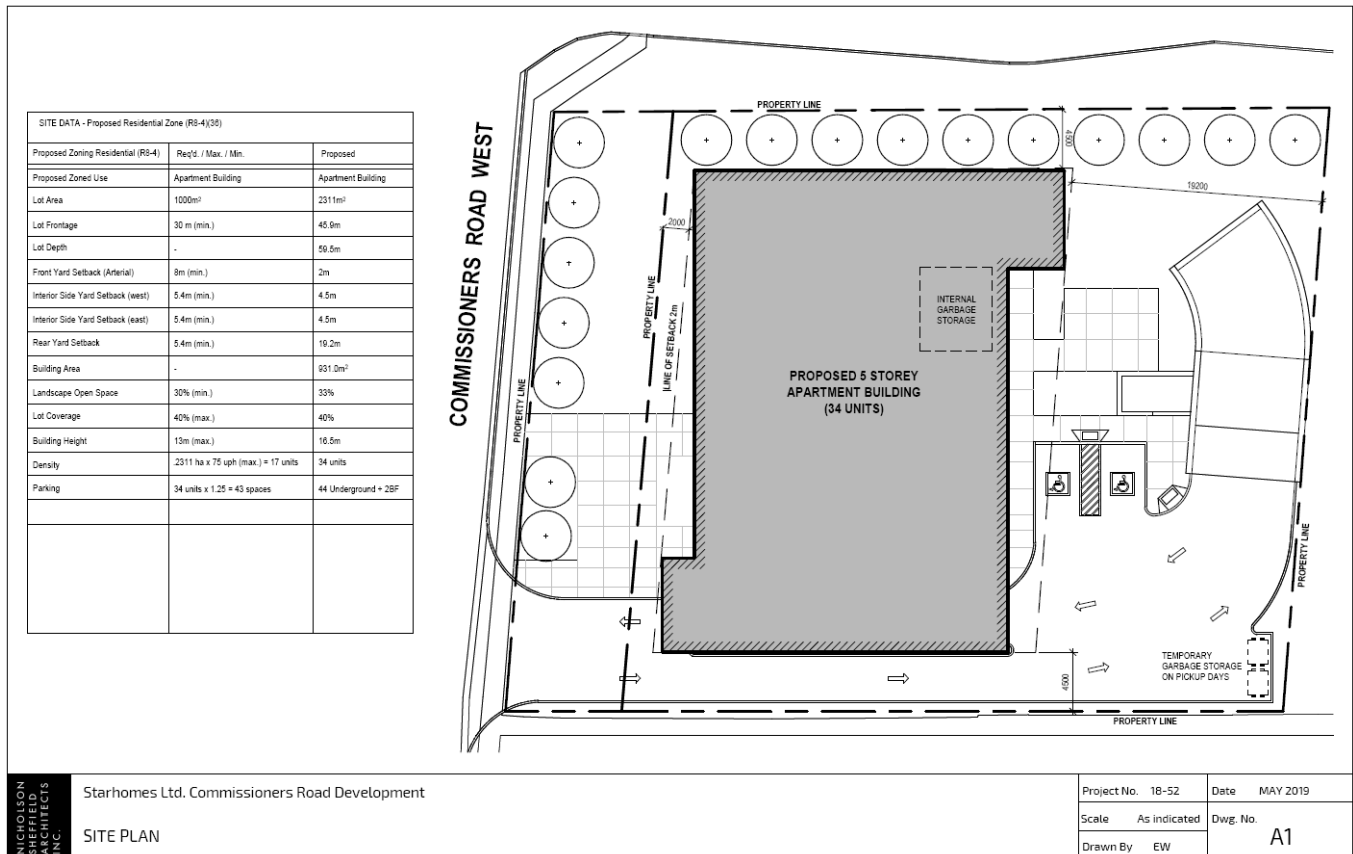
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

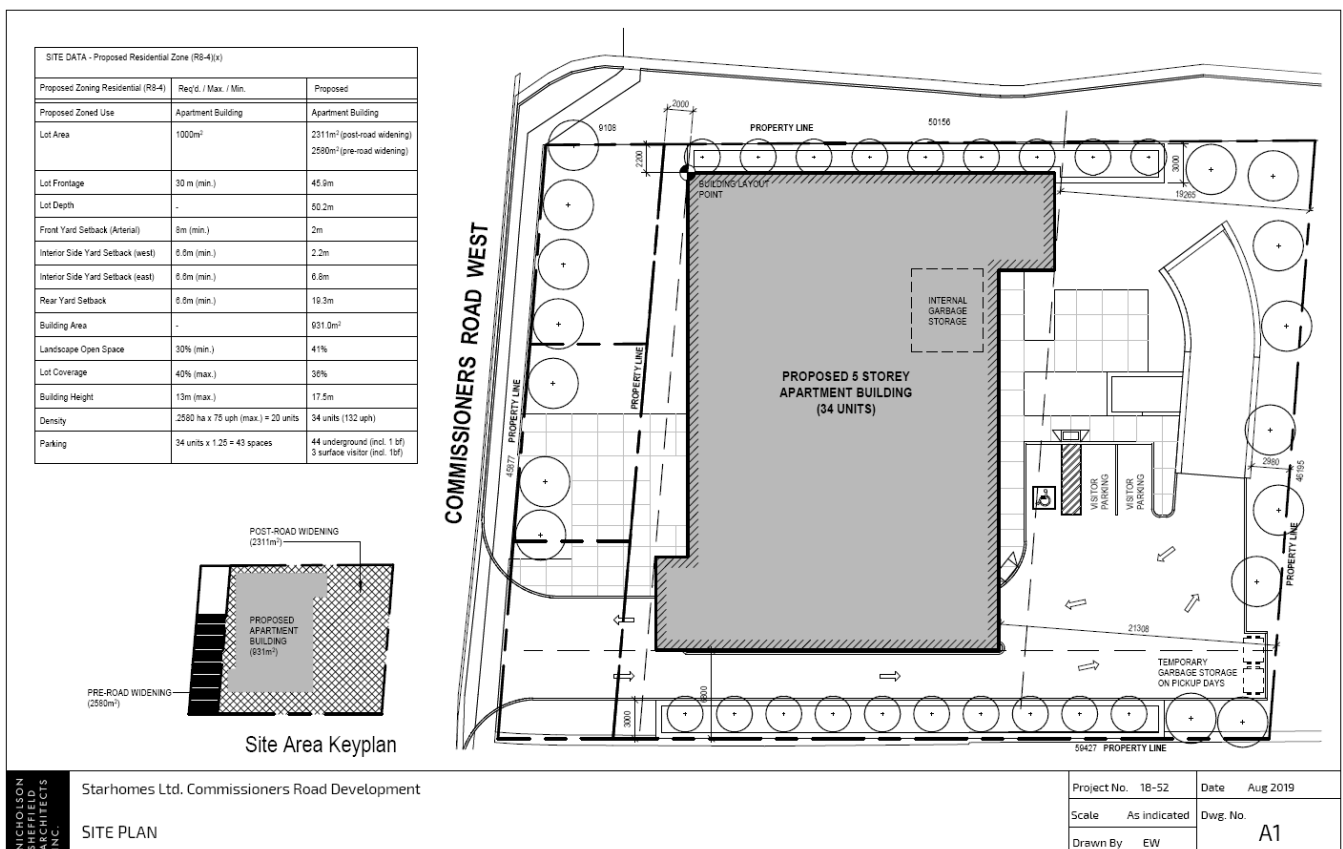
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City 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.

Previous Site Concept (included in June 19, 2019 notice)

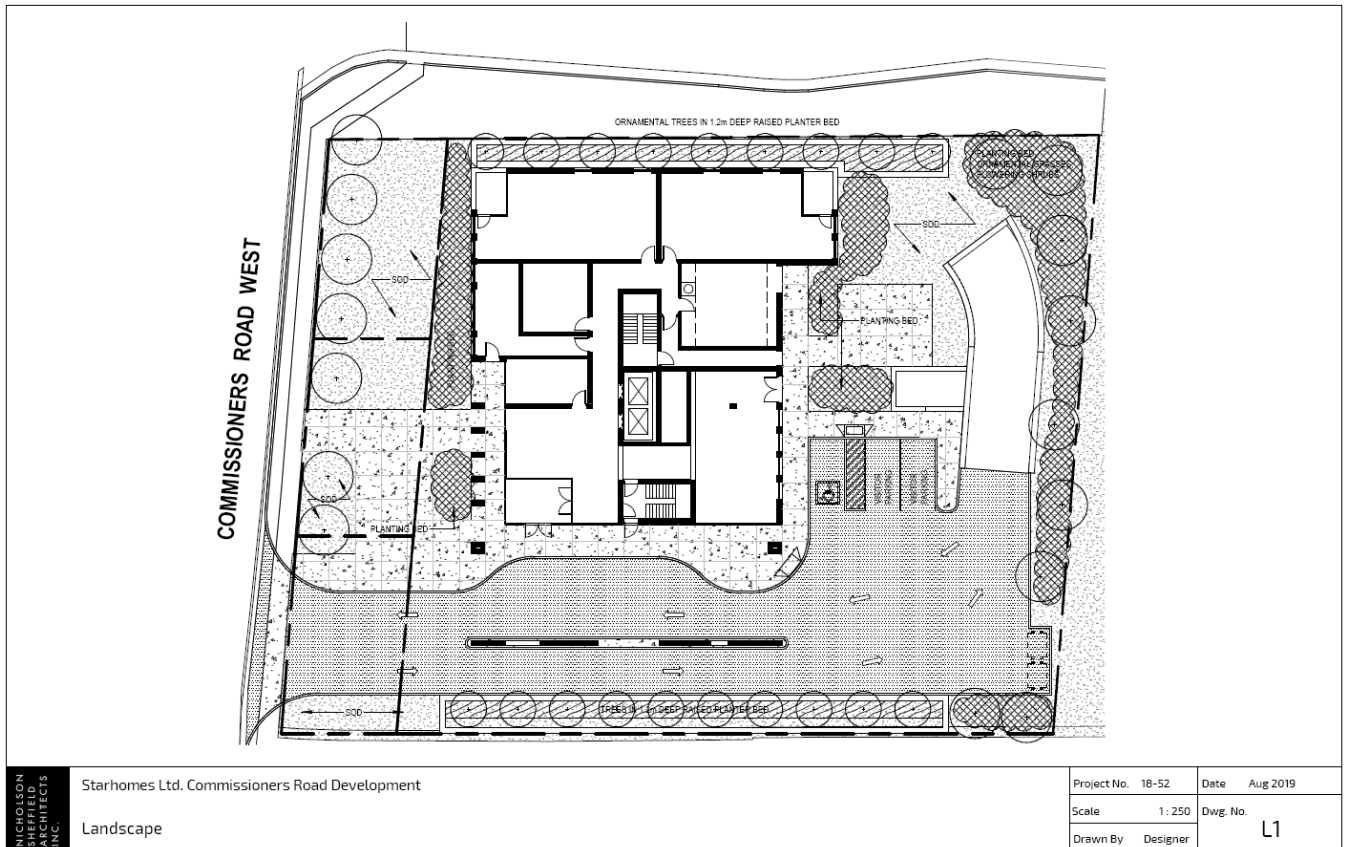


Revised Site Concept (September 5, 2019)



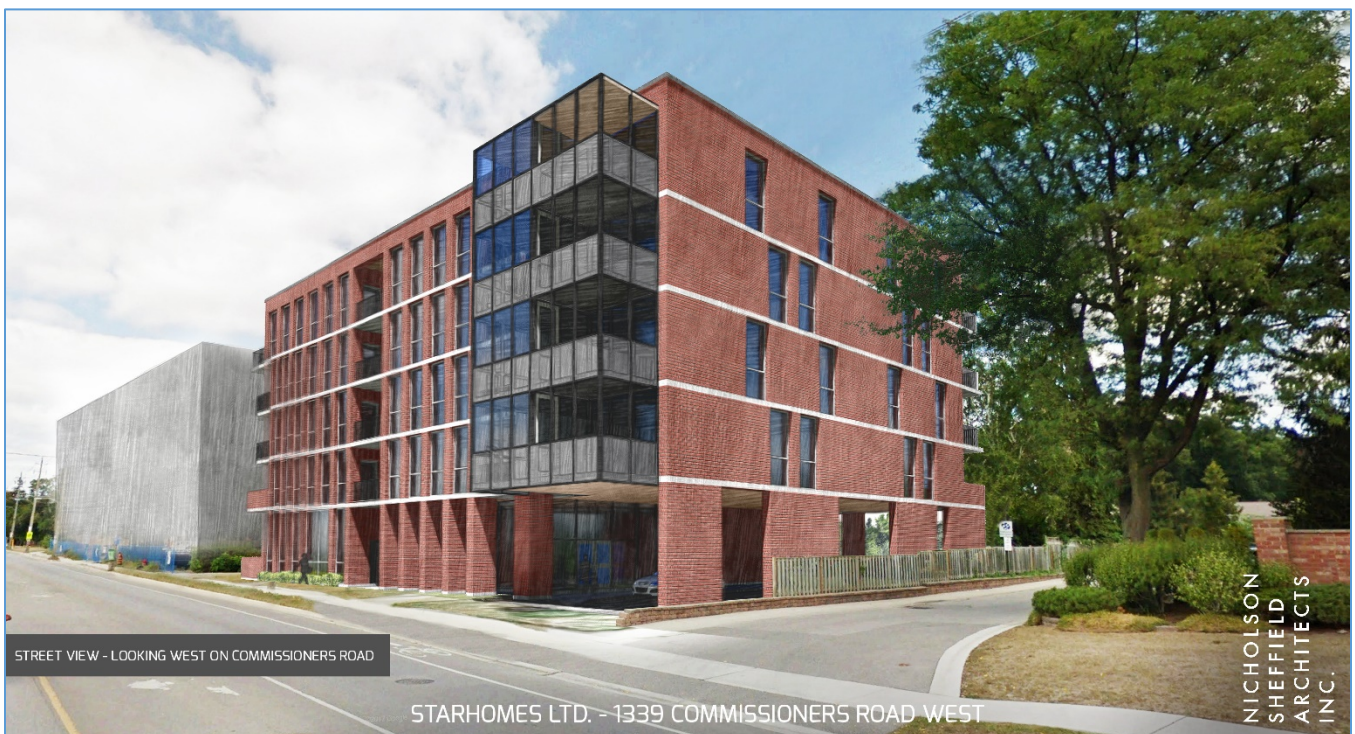
The above images represent the applicant's proposal as submitted and may change.

Landscape Plan (September 5, 2019)



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

Building Rendering



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