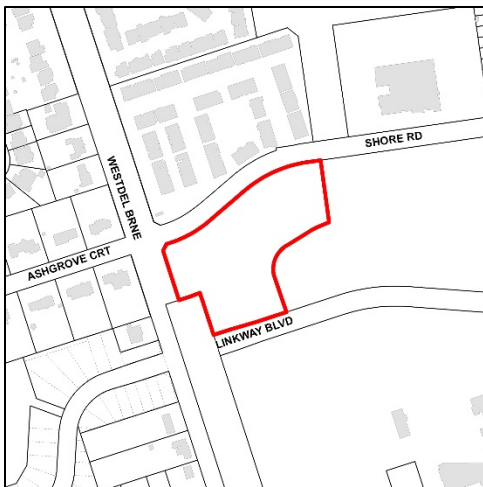


NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

1395 Riverbend Road Part of Block 1 Plan 33M-743



File: Z-9098

Applicant: EVE Park London GP Inc.

What is Proposed?

Zoning amendment to allow:

- Mixed townhouses and stacked townhouses
- 80 dwelling units total within 4 spiral-shaped buildings varying in height from 1 to 5 storeys
- Mechanical lift parking with 84 stacked parking spaces, plus visitor parking at ground level
- Roof-top solar panels and dwelling units powered by 100% renewable energy

LEARN MORE & PROVIDE INPUT

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

Larry Mottram

lmottram@london.ca

519-661-CITY (2489) ext. 4866

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

File: Z-9098

london.ca/planapps

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

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.**

Application Details

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

Requested Zoning By-law Amendment

To change the zoning from a Holding Residential R5/R6 Special Provision Zone, Community Facility Special Provision Zone, and Open Space Zone, to a Residential R6 Special Provision Zone. The requested special provision is for increased building height, reduced building setbacks, reduced vehicle parking, and allowances for mechanical parking systems and sustainable building technologies. 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 Residential R5/R6 Special Provision (h h-206 R5-3(18)/R6-5(42))

Permitted Uses: Cluster housing in the form of single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, and low-rise apartment buildings.

Special Provisions: Front & exterior side yard depth to main building (minimum) 3.0 metres, lot coverage (maximum) 50%.

Density: 35 units per hectare (maximum)

Height: 12.0 metres (maximum)

Zone: Holding Residential R5/R6 Special Provision/Community Facility Special Provision (h h-206 R5-3(18)/R6-5(42)/CF1(19))

Permitted Uses: Cluster housing in the form of single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, and low-rise apartment buildings; places of worship, community centres, and libraries.

Special Provisions: Front & exterior side yard depth to main building (minimum) 3.0 metres, lot coverage (maximum) 50%.

Density: 35 units per hectare (maximum)

Height: 12.0 metres (maximum)

Zone: Open Space OS1

Permitted Uses: Permits such uses as conservation lands, conservation works, golf courses, public and private parks.

Height: 12.0 metres (maximum)

Requested Zoning

Zone: Residential R6 Special Provision (R6-5())

Permitted Uses: Cluster housing in the form of single detached, semi-detached, duplex, triplex, fourplex, townhouses, stacked townhouses, and apartment buildings.

Special Provisions: Front and rear yard setback (minimum) 3.0 metres; internal and external side yard depth (minimum) 3.0 metres; vehicular parking (minimum) 1.0 space per unit; parking may be provided by a mechanical stacked parking system and may be located on-site or within buildings; notwithstanding Section 4.19 of Zoning By-law No. Z.-1, parking provided by a mechanical stacked parking system shall be exempt from the size requirements of Section 4.19.2 - Dimensions of Parking Spaces, and no access aisles are required as per Sections 4.19.2.1 - Access Aisles and 4.19.6 (j) - Access Aisles for Parking Spaces for Persons with Disabilities; visitor parking shall be provided on an abutting private lane; and sustainable development features including green roof/wall treatments, electric vehicle charging stations, electric vehicle car sharing and carpooling, and rooftop solar collectors shall be permitted.

Density: 45 units per hectare (maximum)

Height: 18.0 metres (maximum)

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 Official Plan which permits multiple-attached dwellings, such as row houses or cluster houses; low-rise apartment buildings; and small-scale nursing homes, rest homes, and homes for the aged, as the main uses.

The subject lands are within the Neighbourhoods Place Type in *The London Plan* permitting a range of uses such as single detached, semi-detached, duplex, triplex, fourplex, townhouse, and stacked townhouse dwellings, low-rise apartments, small-scale community facilities, and mixed-use buildings. These lands are also within the West Five Specific Area Policies.

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](#).

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/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. **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 Plan



Stantec
400-771 Queen Avenue
St. Catharines, Ontario
L2R 6Y7
www.stantec.com

Liability Note
The Contractor shall not be responsible for dimensions shown on this drawing, only for the work shown or indicated on this drawing.

Design Data

Building Name:	11, 10, 204, 65-118, 84-5(42), C711(F), C21
Proposed Use:	Residential
Lot Area:	18,807 m ² / 1,890 ha
Building Ground Floor Area (m ²):	5,163.3 m ²
UM:	80 beds (20 units per building)
Capacity:	423.3 cph
Lot Frontage:	527 m (street frontage)
Front and Rear Setback:	3.7 m (Street setback) & 3.7 m (Rear setback)
Front and Rear Setback:	7.4 m (Front setback - The laneway) & 7.4 m (Rear setback - The laneway)
Interior Floor and Roof Type:	18.2 m (Interior floor) & 10.8 m (Roof)
Landscaped Open Space:	58%
L2F Coverage:	27.2%
Height:	18.0 m
Roofing:	84 (with carport covering) / 101 (roof)

NOTES

Revision _____ By _____ Date _____

Issued _____ By _____ Date _____

Permit Seal _____

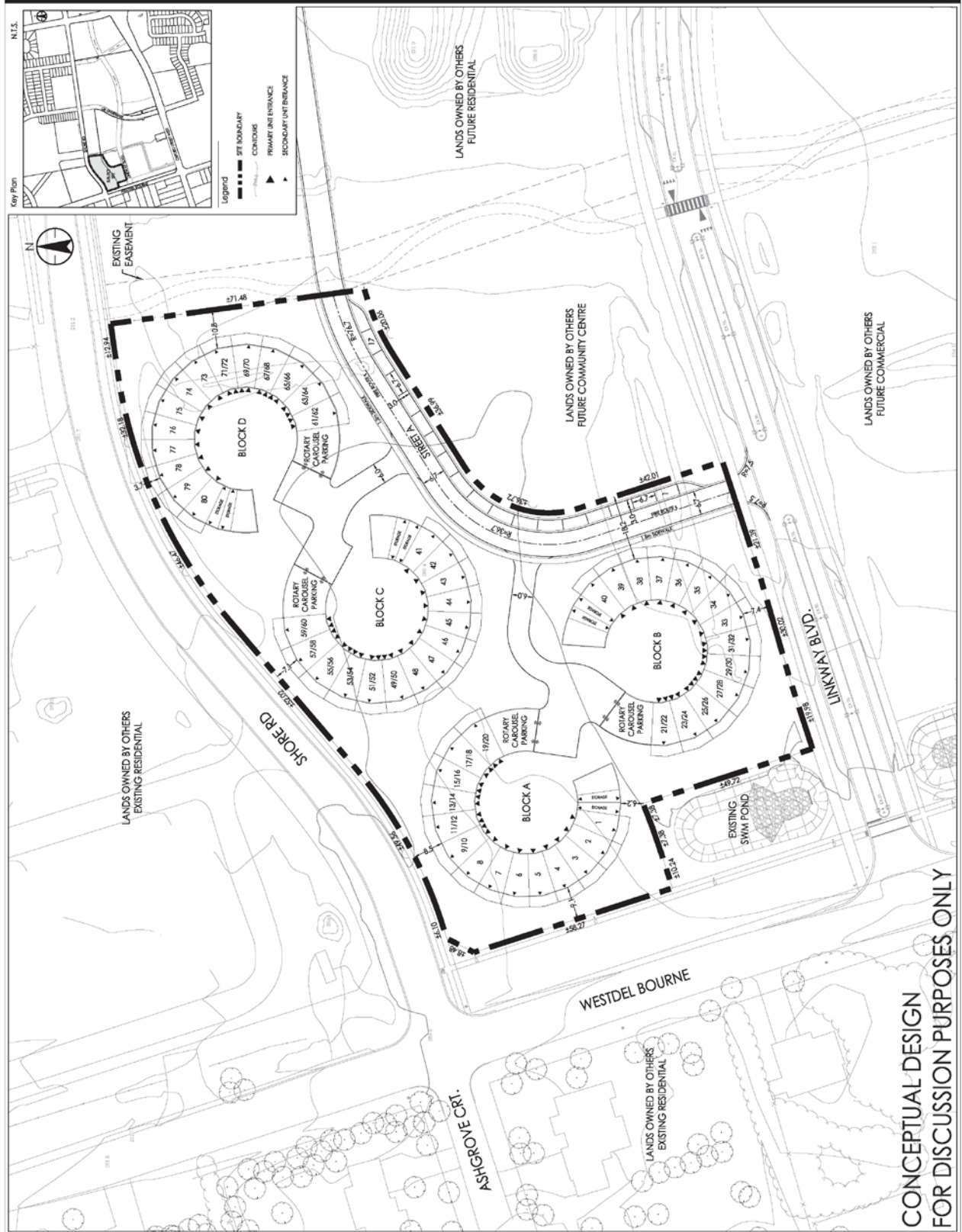
Client/Project
S2E TECHNOLOGIES

EVE PARK

London, ON Canada

Title
SITE PLAN

Project No.	Score
161413828	100%
Drawing No.	Sheet
1	1 of 1
	Revision
	0



CONCEPTUAL DESIGN
FOR DISCUSSION PURPOSES ONLY

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

Building Renderings



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