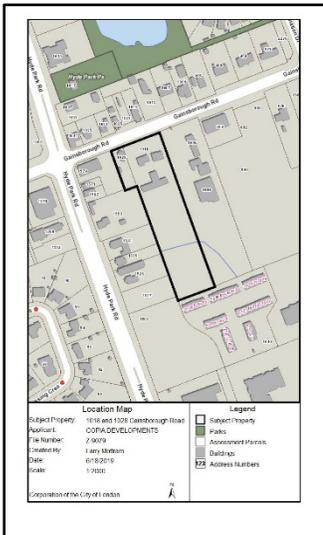


Zoning By-Law Amendment

1018 - 1028 Gainsborough Road



File: Z-9079

Applicant: Copia Developments

What is Proposed?

Zoning amendment to allow:

- Six (6) storey mixed-use building with ground floor commercial, second floor office, and third to sixth floor residential uses located at the front of the property fronting Gainsborough Road; and a twelve (12) storey residential apartment building located at the rear.



YOU ARE INVITED!

Further to the Notice of Application you received on June 19, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, December 2, 2019, no earlier than 5:00 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

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-9079

london.ca/planapps

To speak to your Ward Councillor:

Councillor Josh Morgan
joshmorgan@london.ca
519-661-CITY (2489) ext. 4007

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 Business District Commercial (h-17•BDC) Zone to a Business District Commercial Special Provision (BDC()) Zone at the front; and from an Urban Reserve UR3 Zone to a Residential R9 Special Provision Bonus (R9-7()•B-) Zone at the rear. 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 Business District Commercial (h-17•BDC)

Permitted Uses: A broad range of uses such as animal hospitals; apartment buildings with any or all of the other uses permitted on the first floor; clinics; commercial recreation establishments; day care centres; financial institutions; medical/dental offices; offices; private clubs; restaurants; retail stores; service and repair establishments; convenience stores; artisan workshop; brewing on premises establishment; and food stores.

Height: 12 metres

Zone: Urban Reserve UR3

Permitted Uses: A range of uses such as existing dwellings; agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities, and manure storage facilities; conservation lands; passive recreation uses; kennels; private outdoor recreation clubs; and riding stables.

Height: 15 metres

Requested Zoning

Zone: Business District Commercial Special Provision (BDC())

Permitted Uses: Uses permitted by current zoning

Special Provision(s): Special provisions are requested for building height and density

Density: 97 units per hectare

Height: 25 metres

Zone: Residential R9 Special Provision Bonus (R9-7()•B-)

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

Special Provision(s): Special provisions are requested for an east interior side yard setback of 11.2 metres; and a west interior side yard setback of 2.2 metres.

Height: 43.5 metres

Bonus Zone: Maximum residential density 392 units per hectare

A possible City-initiated amendment is being considered to add the subject lands to Map 7 – Specific Policy Areas of The London Plan.

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 designated in the Official Plan as Main Street Commercial Corridor on the front portion, and Multi-family, High Density Residential on the rear portion. The Main Street Commercial Corridor designation permits a range of small-scale retail uses; convenience commercial uses; financial institutions; small-scale offices; and residential units created through the conversion of existing buildings, or through the development of mixed-use buildings. The Multi-family, High Density Residential designation permits such uses as low-rise and high-rise apartment buildings; apartment hotels; multiple attached dwellings; nursing homes; rest homes, and homes for the aged, as the main uses. The site is also located within the Hyde Park Community Planning Area which provides Community and Urban Design Guidelines to guide the overall design of the community, as well as development of individual sites.

The subject lands are in the Main Street and Neighbourhoods Place Types in *The London Plan*. The Main Street Place Type permits a range of residential, retail, service and office uses. Mixed-use buildings are encouraged, with retail and service uses at grade, and residential and non-service offices uses directed to the rear of buildings and to upper floors. The Neighbourhoods Place Type permits a range of residential uses including stacked townhouses, fourplexes, and low-rise apartments.

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 public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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](#).

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the 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.

Building Renderings

View from Gainsborough Road looking southwest.



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