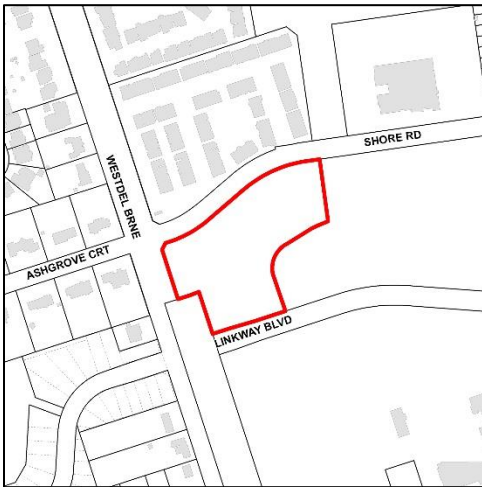


## Zoning By-Law Amendment

### 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



## YOU ARE INVITED!

Further to the Notice of Application you received on August 20, 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, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: Z-9098

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

To speak to 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](http://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](http://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 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, 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](#).

## 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](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/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](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**

# Site Concept Plan



Stantec  
605-171 Queens Avenue  
16. St. Catharines, ON  
www.stantec.com

Locality No. 16  
The Contractor shall verify and be responsible for all dimensions.  
Refer to the site plan for details.

| Design Data                                   |  |
|---|--|
| Building Code:                                | N, N20, S3(18), S6(24), C1(11), C3   |
| Proposed Use:                                 | Residential  |
| Lot Area:                                     | 18,027 m <sup>2</sup> / 1,800 ha   |
| Building Ground Floor Area (m <sup>2</sup> ): | 5,163 m <sup>2</sup>   |
| Units:  | 80 Units (20 units per building)   |
| Density:                                      | 4.3 U.P./ha  |
| Lot Frontage:                                 | 58.27 m (Westside Boume)   |
| Front and Rear Side Yard:                     | 2.1 m (Front - Westside Boume) &<br>2.1 m (Rear - Westside Boume) &<br>2.1 m (Side - Westside Boume) |
| Interior Size and Rear Yard:                  | 108.8 m (Rear Side) &<br>108.8 m (Rear)  |
| Landscape Open Space:                         | 38%  |
| Lot Coverage:                                 | 27.3%  |
| Height:                                       | 18.0 m   |
| Finishing:                                    | 84 (with concrete parking)   |
| Lot Total:                                    | 101 Units  |

Notes

Revised: \_\_\_\_\_ By: \_\_\_\_\_ Appr: \_\_\_\_\_

Issued: \_\_\_\_\_ By: \_\_\_\_\_ Appr: \_\_\_\_\_

Permit: \_\_\_\_\_ By: \_\_\_\_\_ Appr: \_\_\_\_\_

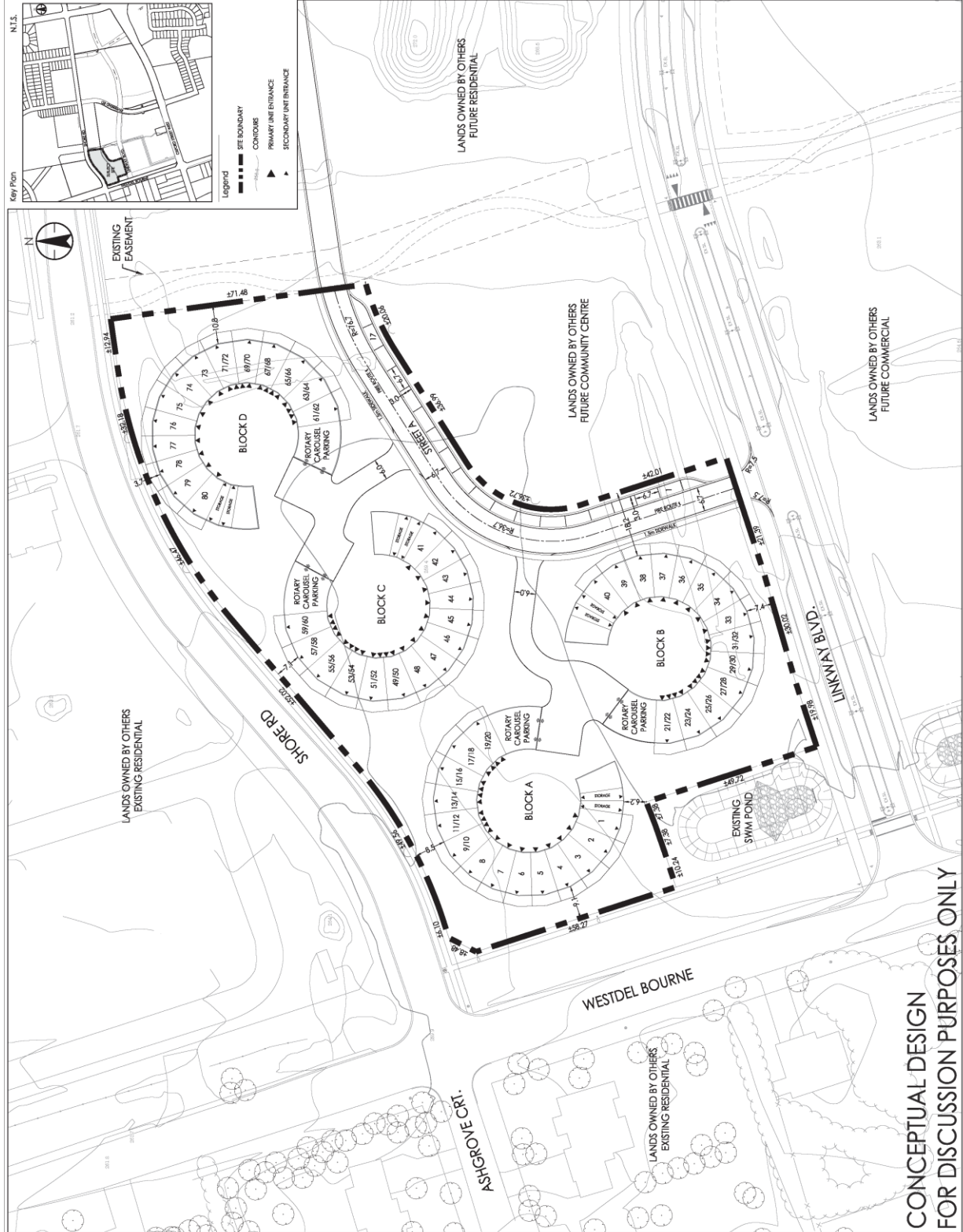
Client/Project:  
SZE TECHNOLOGIES

EYE PARK

London, ON Canada

Title:  
SITE PLAN

|              |           |        |         |
|--------------|-----------|--------|---------|
| Project No.: | 161413828 | Scale: | 1:1,500 |
| Drawing No.: | 1         | Sheet: | 1 of 1  |
| Revision:    | 0         |        |         |



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.