

NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

551-555 Waterloo Street



File: Z-9372

Applicant: David Russell

What is Proposed?

Zoning amendment to allow:

- A 3-storey rear addition to the existing buildings, increasing the total number of dwelling units from 8 to 10;
- A northerly interior side yard depth of 0.5 m;
- A southerly side yard depth of 4 m;
- A front yard depth of 0 m;
- A building height of 10 m;
- A gross floor area of 1,600 square m;
- A parking requirement of 16 spaces;
- Home occupations within dwelling units in an apartment building;
- Home occupations would be restricted to and occupy no more than 25% of the ground floor.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 7, 2021**

Catherine Maton

cmaton@london.ca

519-661-CITY (2489) ext. 5074

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9372

london.ca/planapps

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

Councillor Arielle Kayabaga

akayabaga@london.ca

519-661-CITY (2489) ext. 4013

**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

Requested Zoning By-law Amendment

To change the zoning from a Residential R3 Special Provision/Office Conversion/Temporary (R3-2(6)/OC4/T-73) Zone to a Residential R8 Special Provision (R8-4(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential R3 Special Provision/Office Conversion/Temporary (R3-2(6)/OC4/T-73) Zone

Permitted Uses: Single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; converted dwellings; fourplex dwellings; dwelling units; offices in existing buildings.

Special Provisions: Floor area ratio/maximum floor area, gross residential for lots over 1000 sq.m: maximum 50% and maximum 440 sq.m; rear yard depth: 30% of the actual lot depth or as indicated on Table 7.3, whichever is greater; yards where parking is permitted: parking in rear yards is restricted to the required rear depth where access is obtained from a lane and where there is no garage or carport located in the rear or side yard; parking standard: one space per 100 sq.m of floor area, gross residential or as indicated in Section 4.19.10 of this by-law, whichever is greater.

Temporary Zone: T-73: Lands located at 551-555 Waterloo Street may be used as a place of entertainment for a period not to exceed seven (7) months beginning May 31, 2016 as shown on the map attached to the amending by-law.

Requested Zoning

Zone: Residential R8 Special Provision (R8-4(_)) Zone

Permitted Uses: Apartment buildings; handicapped person's apartment buildings; lodging house class 2; stacked townhousing; senior citizen apartment buildings; emergency care establishments; continuum-of-care facilities.

Special Provisions: A minimum northerly interior side yard depth of 0.5 metres (whereas 4.5 metres is required); a minimum southerly interior side yard depth of 4 metres (whereas 4.5 metres is required); a minimum front yard depth of 0 metres (whereas 7 metres is required); a maximum building height of 10 metres (whereas 13 metres is permitted); a maximum gross floor area of 1,600 square metres (whereas no maximum gross floor area is specified); a minimum parking requirement of 16 spaces (whereas 10 spaces are required); home occupations within dwelling units in an apartment building; and the proposed home occupations would be restricted the ground floor and occupy no more than 25% of the total ground floor gross floor area.

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 Low Density Residential in the 1989 Official Plan, which permits a range of low density residential uses as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of residential uses, including low-rise apartments in Central London.

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.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 Planning & Development 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, Planning & Development 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 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. 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. Neighbourhood Associations are listed on the [Neighbourgood](#) website. 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 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.

For more information go to <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

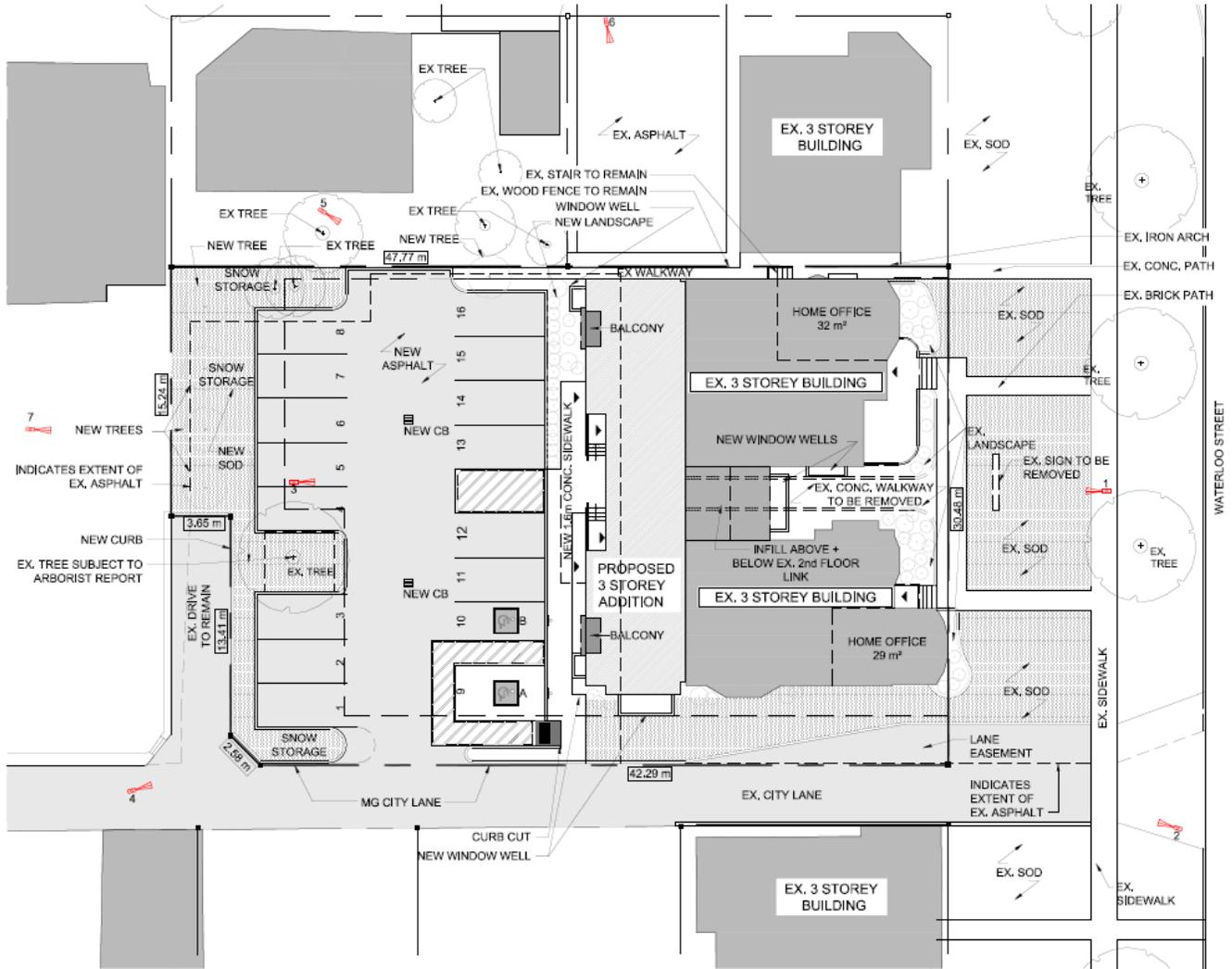
Notice of Collection of Personal Information

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 developmentsservices@london.ca for more information.

Site Concept



Site Concept Plan

Building Renderings



Conceptual Renderings (Front and Rear Views)

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