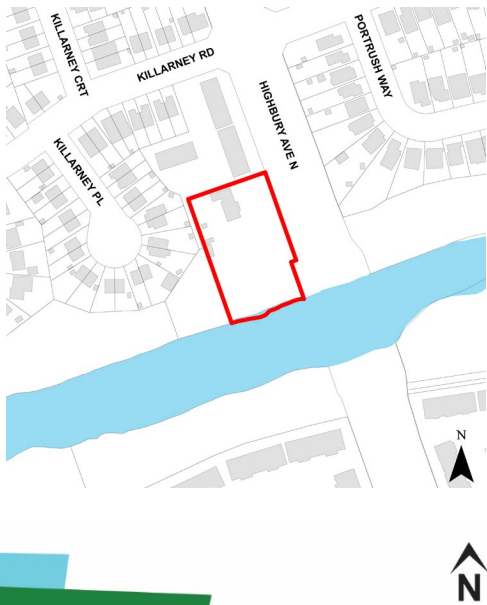




NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

1697 Highbury Avenue North (Revised)



File: Z-9302

Applicant: Habitat for Humanity Heartland Ontario Inc.

What is Proposed?

Zoning amendment to allow:

- 20 stacked townhouse dwelling units including a 3-storey stacked townhouse dwelling with 12 units located close to the street, and a 2-storey stacked townhouse dwelling with 8 units located toward the rear of the property.
- Increase the amount of land within the Open Space Zone.
- Special zoning provisions for minimum and maximum front yard depth, minimum south interior side yard depth, minimum rear yard depth, and a third stacked townhouse unit on the front units.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 18, 2021**

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: Z-9302

london.ca/planapps

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

Maureen Cassidy

mcassidy@london.ca

519-661-CITY (2489) ext. 4005

**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: May 5, 2021

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential R5/Residential R6 (R5-2/R6-4) Zone and an Open Space (OS5) Zone **TO** a Residential R5 Special Provision (R5-7(_)) Zone and an Open Space (OS5) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

This notice reflects changes to the development proposal in the Notice of Application originally mailed on January 28, 2021. Key changes to the development proposal include increasing the amount of land in the Open Space (OS5) Zone; decreasing the number of units from 23 to 20; and relocating the three unit tall stacked townhouse to the front of the property.

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

Current Zoning

Zone: Residential R5/Residential R6 (R5-2/R6-4) Zone and Open Space (OS5) Zone

Permitted Uses: cluster single detached, semi-detached, and duplex dwellings, cluster townhouses and stacked townhouses

Special Provision(s): n/a

Residential Density: 30 units per hectare

Height: 10.5m to 12.0 metres depending on the housing form

Requested Zoning

Zone: Residential R5 Special Provision (R5-7(_)) Zone and Open Space (OS5) Zone

Permitted Uses: townhouses and stacked townhouses

Special Provision(s): For the R5-7(_) Zone, a minimum front yard depth of 1.0 metre in place of 0.0 metres, a maximum front yard depth of 6.0 metres, a south interior side yard depth of 1.5m in place of 6.0 metres, a minimum rear yard depth of 5.5 metres in place of 6.0 metres, and a third stacked townhouse unit on the front units whereas the definition of “Stacked Townhouse” permits stacking up to 2 units high.

Residential Density: 60 units per hectare

Height: Maximum 12.0 metres

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

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 and Open Space in the 1989 Official Plan. The primary permitted uses in the Low Density Residential designation shall include single detached dwellings, semi-detached dwellings and duplex dwellings. Multiple-attached dwellings are also permitted. Public open space uses including district, city-wide, and regional parks; and private open space uses such as cemeteries and private golf courses are permitted in the Open Space designation.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting single detached, semi-detached and duplex dwellings, triplexes, fourplexes, townhouses, stacked townhouses, and low-rise apartments.

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 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 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/>.

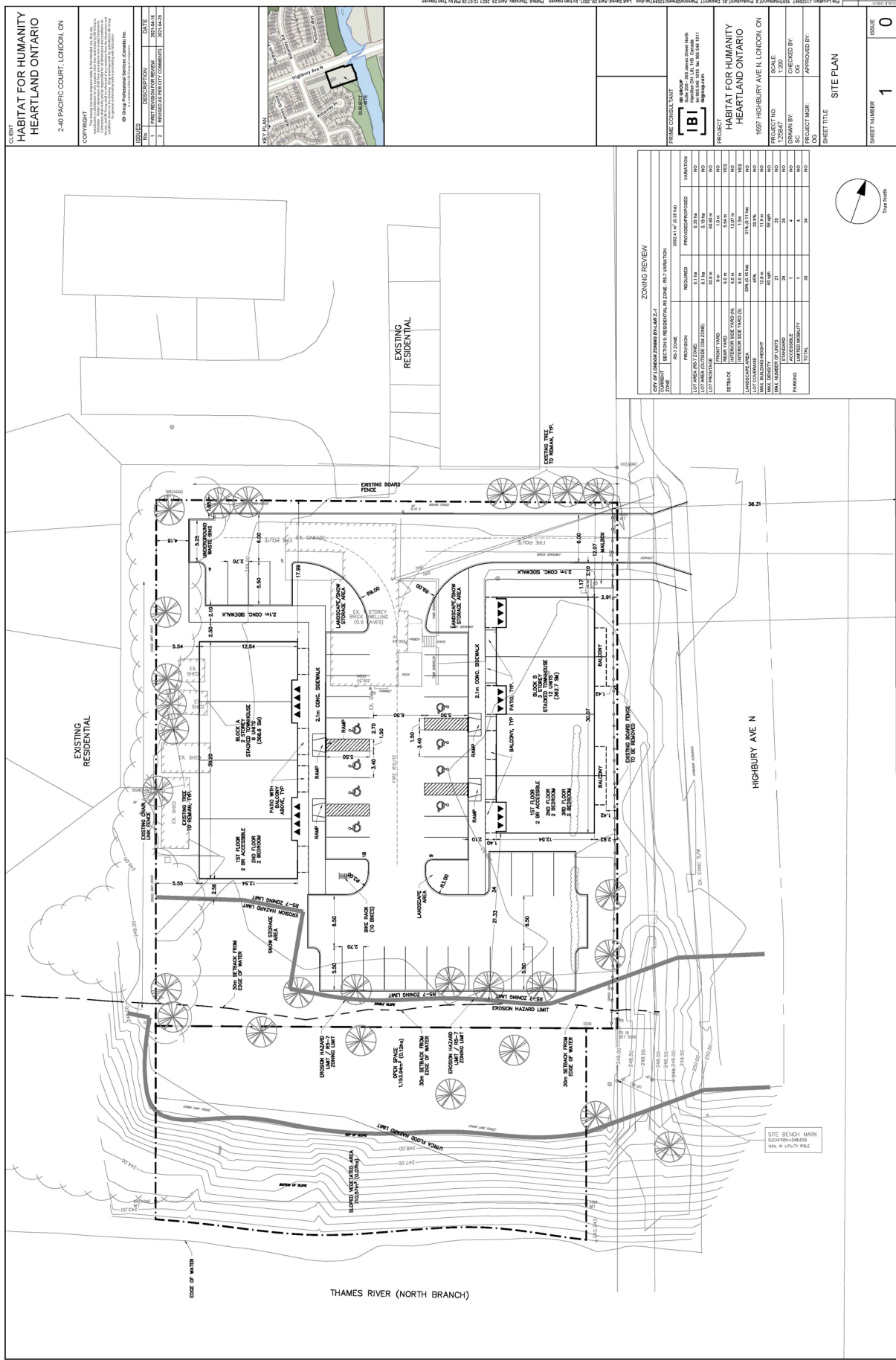
Notice of Collection of Personal Information

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



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

Building Renderings



Original rendering – front view



Original Rendering – side view

The above images represent the applicant's proposal as originally submitted and do not reflect design changes noted elsewhere in this notice.