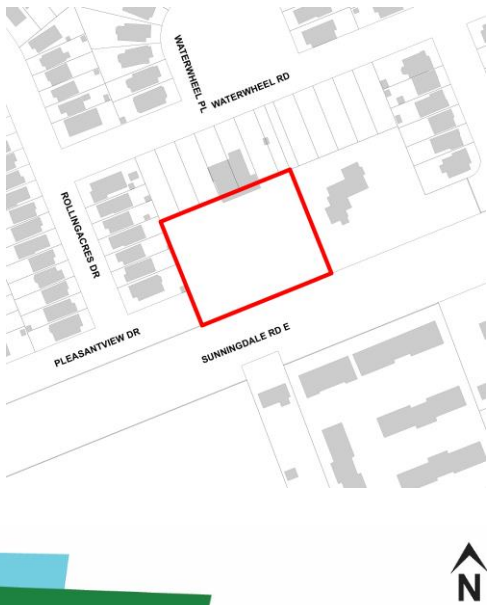




# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 1140 Sunningdale Road East



**File: Z-9405**

**Applicant: 2839069 Ontario Inc. c/o Royal Premier Homes**

#### What is Proposed?

Zoning amendment to allow:

- 4-storey mixed-use building, 42-residential units & 250 sq. m of convenience commercial uses
- Apartment buildings as permitted use & convenience commercial & florist shops as additional permitted uses
- Maximum non-residential gross floor area of 250 sq. m & reduced parking for non-residential uses
- Increased maximum height of 16.0 metres
- Increased minimum front, rear & west interior side yard depths & reduced minimum east interior side yard depth
- Bonus zone for increased maximum density of 100 units per hectare (total 42-residential units)

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 6, 2021**

Planner Name Melissa Campbell

Planner's Email [mecampbe@london.ca](mailto:mecampbe@london.ca)

519-661-CITY (2489) ext. 4650

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

File: File Number(s)

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

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

Ward Councillor Name Maureen Cassidy

Councillor's Email [mcassidy@london.ca](mailto: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: September 15, 2021

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Convenience Commercial Special Provision (CC(14)) Zone to a Residential R8 Special Provision Bonus (R8-4( )•B( )) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Convenience Commercial Special Provision (CC(14)) Zone

**Permitted Uses:** Convenience Commercial Establishments, Convenience Stores, Financial Institutions, and Personal Service Establishments all without drive-through facilities, and Florist Shops

**Special Provision(s):** the un-opened, un-assumed road allowance dedication of the future expansion of Pleasantview Drive shall be considered part of the property and to be used for the calculation of lot area, lot depth, lot frontage, front yard depth, lot coverage, landscaped open space, parking area, parking spaces, parking setback, drive aisles, and gross floor area until such time as the road allowance dedication is assumed by the Municipality; a minimum landscaped open space of 14%; and a minimum number of parking spaces of 64 spaces

**Height:** maximum 8.0 metres

### Requested Zoning

**Zone:** Residential R8 Special Provision Bonus (R8-4( )•B( )) Zone

**Permitted Uses:** Apartment Buildings and Convenience Commercial Establishments, Convenience Stores, Financial Institutions, and Personal Service Establishments all without drive-through facilities, and Florist Shops

**Special Provision(s):** minimum front yard depth of 22.0 metres measured from the front lot line as existing on the date of passing the by-law, whereas a minimum of 6.0 metres plus 1.0 metre per 10.0 metres of main building height or fraction thereof above 3.0 metres (equal to 8.0 metres based on a building height of 16.0 metres) is required; minimum east interior side yard depth of 2.3 metres and a west interior side yard depth and rear yard depth of 1.0 metre per 1.0 metre of main building height or fraction thereof above 3.0 metres, but in no case less than 7.5 metres (equal to 13.0 metres based on a building height of 16.0 metres), whereas a minimum interior side yard depth and rear yard depth of 1.2 metres per 3.0 metres of main building height or fraction thereof above 3.0 metres, but in no case less than 4.5 metres (equal to 6.0 metres based on a building height of 16.0 metres) is required; a minimum of 10 parking spaces (1 space/25 sq. m) for all permitted non-residential uses, whereas a minimum of 25 parking spaces is required (1 space/10 sq. m) for Personal Service Establishments; and a maximum gross floor area of 250 sq. m for all permitted non-residential uses.

**Residential Density:** see Bonus Zone

**Height:** maximum height of 16.0 metres, whereas 13.0 metres is permitted in the R8-4 Zone variation

**Bonus Zone:** maximum density of 100 units per hectare, whereas 75 units per hectare is permitted in the R8-4 Zone variation

The City may also consider a compound Convenience Commercial Special Provision/Residential R8 Special Provision Bonus Zone (CC( )/R8-4( )•B( )) Zone and additional special provisions.

## 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 designation in the 1989 Official Plan, which permits single-detached, semi-detached, duplex and converted dwellings, multiple-attached dwellings such as row houses or cluster houses, low-rise apartment buildings, small-scale nursing homes, rest homes, homes for the aged, rooming and boarding houses, and emergency care facilities as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting single-detached, semi-detached, duplex and converted dwellings, townhouses, stacked townhouses, triplexes, fourplexes, low-rise apartment buildings, home occupations, group homes, small-scale community facilities, rooming houses, supervised correctional residences, and emergency care establishments.

## 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.

## **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](http://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](http://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](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 Ontario Land Tribunal**

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

### **Notice of Collection of Personal Information**

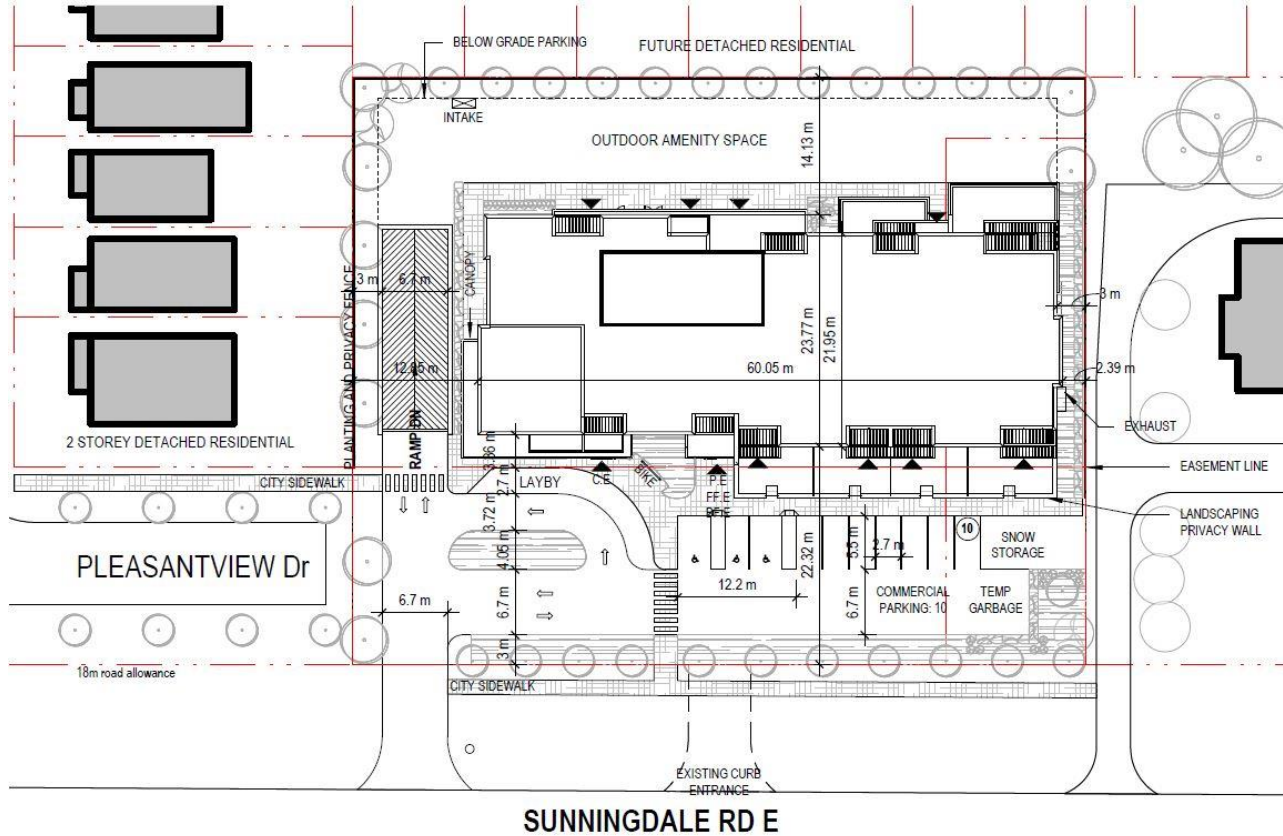
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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](mailto:developmentsservices@london.ca) for more information.

## Site Concept



### Site Concept Plan

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

## Building Renderings



### Conceptual Rendering

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