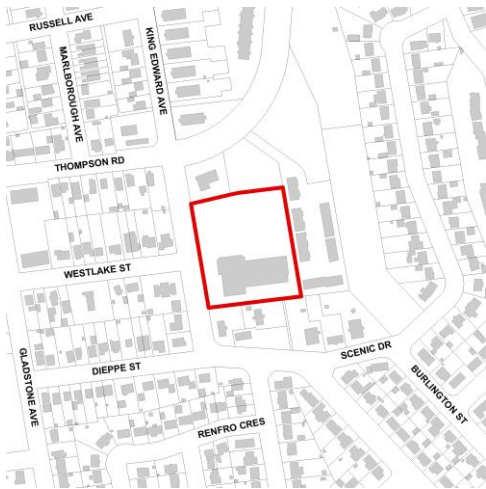


NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

150 King Edward Avenue



File: Z-9398

Applicant: 1767289 Ontario Inc.

What is Proposed?

Zoning amendment to allow:

- A three-storey mixed-use building fronting onto King Edward Avenue with ground floor commercial/office uses and 17 residential units on the second and third floor
- 17 fourplex buildings with a total of 68 units to the rear of the property
- Special zoning provisions for lot depth, south side & front yard setbacks, lot coverage, height, parking, parking setback, and density

LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 22, 2021**

Graham Bailey

gbailey@london.ca

519-661-CITY (2489) ext. 7567

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9398

london.ca/planapps

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

Michael van Holst

mvanholst@london.ca

519-661-CITY (2489) ext. 4001

**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 Neighbourhood Shopping Area Zone to a Neighbourhood Shopping Area Special Provision (NSA3(_)) Zone and a Residential R6 Special Provision (R6-5(_)) 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: Neighbourhood Shopping Area (NSA1)

Permitted Uses: Bake shops, catalogue stores, clinics, convenience service establishments, day care centres, duplicating shops, financial institutions, food stores, libraries, medical/dental offices, offices, personal service establishments, restaurants, retail stores, service and repair establishments, studios, video rental establishments, and brewing on premises establishments

Special Provision(s): n/a

Residential Density: n/a

Height: 8.0m

Requested Zoning

Zone: Neighbourhood Shopping Area Special Provision (NSA3(_)) Zone and a Residential R6 Special Provision (R6-5(_)) Zone

Permitted Uses: NSA3 Zone: Any use permitted in the NSA1 Zone and an apartment building with any or all of the other permitted uses on the first and/or second floor. R6-5 Zone: Single detached dwelling, semi-detached dwelling, duplex dwelling, triplex dwelling, townhouse dwelling, stacked townhouse dwelling, apartment building, and fourplex dwelling

Special Provision(s): For the NSA3 Special Provision (NSA3(_)) Zone: a minimum lot depth of 36m, a minimum south side yard setback of 5m, a maximum lot coverage of 31%, a maximum height of 11m, a minimum of 48 parking spaces, and a minimum parking setback of 1.35m. Special provisions for the Residential R6 Special Provision (R6-5(_)) Zone: a minimum front yard setback of 4.5m and a maximum density of 70 units per hectare

Residential Density: R6 Special Provision (R6-5(_)) Zone: maximum 70 units per hectare

Height: NSA3 Special Provision (NSA3(_)) Zone: 11m

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 Neighbourhood Commercial Node in the 1989 Official Plan, which permits small retail stores, food stores, pharmacies, convenience commercial uses, personal services, financial institutions, service-oriented office uses, community facilities, professional and medical/dental offices, small scale restaurants, and commercial recreation establishments as the main uses. Residential units above ground floor commercial uses maybe allowed. Multi-family high or medium density residential uses may also be permitted through a zoning by-law amendment application.

The subject lands are in the Shopping Area Place Type in The London Plan, permitting a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses.

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
- 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 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 for more information.

Building Renderings



Aerial view from King Edward Avenue looking north



Aerial view from King Edward Avenue looking south

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