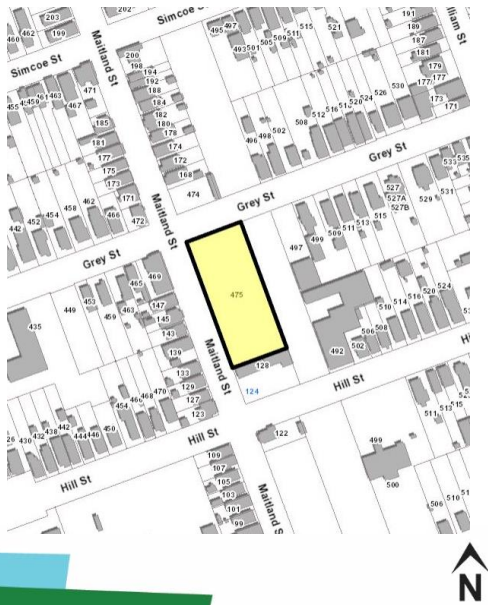


NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-Law Amendments

475 Grey Street



File: OZ-9406

Applicant: City of London and 2810645 Ontario Inc.

What is Proposed?

Zoning and Official Plan amendments to allow:

- two 2.5-storey stacked townhouse buildings with a total of 36 residential units;
- special zoning provisions for front yard, side yard, rear yard, and balcony setbacks, parking, and density; and,
- allowing the townhouses to be stacked three units high.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 12, 2021**

Planner Name: Laurel Davies Snyder

Planner's Email lsnyder@london.ca

519-661-CITY (2489) ext. 4651

Planning Development, City of London, 300 Dufferin Avenue, 6th Floor

London ON PO Box 5035 N6A 4L9

File: OZ-9406

london.ca/planapps

**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 Amendment to the 1989 Official Plan

The City has initiated an Official Plan Amendment (OPA) to bring the 1989 Official Plan designation for these lands into conformity with the policies of The London Plan, the new Official Plan for the City of London. The requested amendment is to add a Special Policy to Chapter 10 of the 1989 Official Plan to permit the density of the proposed development.

Requested Zoning By-law Amendments

To change the zoning from a Residential R2 (R2-2) Zone to a Residential R8 Special Provision (R8-4(_)) Zone to permit two (2) 2.5-storey stacked townhouses (with each building containing a total of 18 units for a total of 36 units) and site-specific regulations for an increase in residential density; reduction of on-site vehicular parking supply; reductions of front yard, exterior site yard, rear yard, and balcony setbacks; and, permitting a third stacked residential unit within the townhouse whereas the definition of “Stacked Townhouse” permits residential units to be stacked two (2) units high. 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 R2 (R2-2)

Permitted Uses: Single detached dwellings; Semi-detached dwellings; Duplex dwellings; Converted dwellings (maximum 2 dwelling units).

Special Provision(s): None

Height: Maximum height: 9.0 metres

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 Provision(s): Density 96 units per hectare, Front yard setback 3.2 meters, Exterior side yard setback 3.3 meters, Rear yard setback 3.3 meters, Balcony setback 1.5 meters from lot line, Parking supply 0.9 spaces per unit.

Height: Maximum height: 13 metres

A Planning Justification & Design Report, Servicing Report, Noise, Vibration & Safety Report, Tree Preservation & Landscape Plan, and a Site Concept Plan & Renderings were 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 in the 1989 Official Plan, which permits low-density housing including single-detached, semi-detached, and duplex dwellings up to a density of 75 units per hectare.

The subject lands are in the Neighbourhoods Place Type in The London Plan. This Place Type permits a wide variety of housing types, dependent on the location, including single-detached, semi-detached, duplex, triplex, fourplex, converted dwellings, townhouses, stacked townhouses, low rise-apartments, emergency care establishments, secondary suits, home occupations, rooming houses, and supervised correctional residences. Other uses will be permitted at appropriate locations and include mixed use and commercial uses, live-work opportunities, schools, places of workshop, small-scale community facilities, facilities to support neighbourhood urban agriculture including single-detached, semi-detached dwellings.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and 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.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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](https://neighbourgood.ca) 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 Official Plan and Zoning By-law amendments, 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 would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land 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 Ontario Land 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/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 planning@london.ca or 519-661-4980 for more information.

Building Renderings



Looking at the face of one building from Maitland Street.



Looking at the faces of both buildings from the corner of Grey Street and Maitland Street.

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