



# NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 520 Sarnia Road



**File: OZ-9432**

**Applicant: Horizen Developments LP**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

An 8-storey apartment building with at total of 129 residential units with a density of 168 units per hectare and parking spaces provided in underground and above-ground facilities; and

- Special provisions to identify Sarnia Road as the front lot line, a reduced interior side yard setback, and a reduced parking rate.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **December 15, 2021**

Alanna Riley

[ariley@london.ca](mailto:ariley@london.ca)

519-661-CITY (2489) ext. 4579

Planning & Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: OZ-9432

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

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

Steve Lehman

[slehman@london.ca](mailto:slehman@london.ca)

519-661-CITY (2489) ext. 4008

**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: November 15, 2021

# Application Details

The purpose and effect of this Official Plan and zoning change is to permit an 8-storey apartment building with at total of a total of 129 residential units with a density of 168 units per hectare and parking spaces provided in underground and above-ground facilities

## Requested Amendment to the 1989 Official Plan

To add a Specific Area Policy to add a Specific Area Policy to permit an 8-storey apartment building with at total of a total of 129 residential units with a density of 168 units per hectare without a commercial component on the ground floor.

## Requested Amendment to The London Plan (New Official Plan)

To add a Specific Area Policy to add a Specific Area Policy to permit an 8-storey apartment building with at total of a total of 129 residential units with a density of 168 units per hectare without a commercial component on the ground floor.

## Requested Zoning By-law Amendment

To change the zoning **FROM** a Neighbourhood Shopping Area Special Provision (NSA1(3)) Zone **TO** a Residential R9 Special Provision Bonus (R9-7( )\*B- ) Zone. Special provisions would identify the Sarnia Road frontage as the front lot line; permit a minimum interior side yard setback of 7.5 metres; and permit a minimum parking rate of 1 space per residential unit, whereas 0.78 spaces per unit is required. The proposed bonus zone would permit a maximum building height of 8-storeys (27.1 metres) and a maximum mixed-use density of 168 units per hectare in return for eligible facilities, services, and matters, specifically affordable housing outlined in Section 19.4.4 of the 1989 Official Plan and policies 1638\_ to 1655\_ of The London Plan

Both Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

## Current Zoning

**Zone:** Neighbourhood Shopping Area Special Provision (NSA1(3)) Zone \*\*

**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) Brewing on Premises Establishment.

## Requested Zoning

**Zone:** Residential R9 Special Provision Bonus (R9-7( )\*B- ) Zone \*\*

**Permitted Uses:** Apartment buildings; Lodging house class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; and Continuum-of-care facilities.

**Special Provision(s):** Special provisions would identify the Sarnia Road frontage as the front lot line; permit a minimum interior side yard setback of 7.5 metres; and permit a minimum parking rate of 1 space per residential unit, whereas 0.78 spaces per unit is required. The proposed bonus zone would permit a maximum building height of 8-storeys (27.1 metres) and a maximum mixed-use density of 168 units per hectare in return for eligible facilities, services, and matters, specifically affordable housing outlined in Section 19.4.4 of the 1989 Official Plan and policies 1638\_ to 1655\_ of The London Plan.

**Height:** 28 metres

## 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

The Neighbourhood Commercial Node designation requires residential development above ground floor commercial uses. As no commercial component is proposed, an amendment to the 1989 Official Plan is required. Residential density in the Neighbourhood Commercial Node is determined by the Multi-family Medium and High Density Residential designations. The maximum density contemplated in the 1989 Official Plan in the Multi-Family, High Density Residential designation for sites outside of Central London is 150 units per hectare. Bonusing is required to achieve a density beyond this limit.

The subject lands are in the Neighbourhoods Place Types in The London Plan. The Neighbourhoods Place Type permits a broad range of housing types including stacked townhouses and low-rise apartment buildings, home occupations, group homes, small-scale community facilities, emergency care establishments, rooming houses, supervised correctional residences, mixed-use buildings and stand-alone retail, service, and office buildings. The London Plan contemplates apartment buildings and bonusing up to, but not exceeding a

maximum of 6-storeys at this location. The proposed development would require an amendment to The London Plan for a building height beyond 6-storeys.

## 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](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.

### 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](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 official plan amendment and 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 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

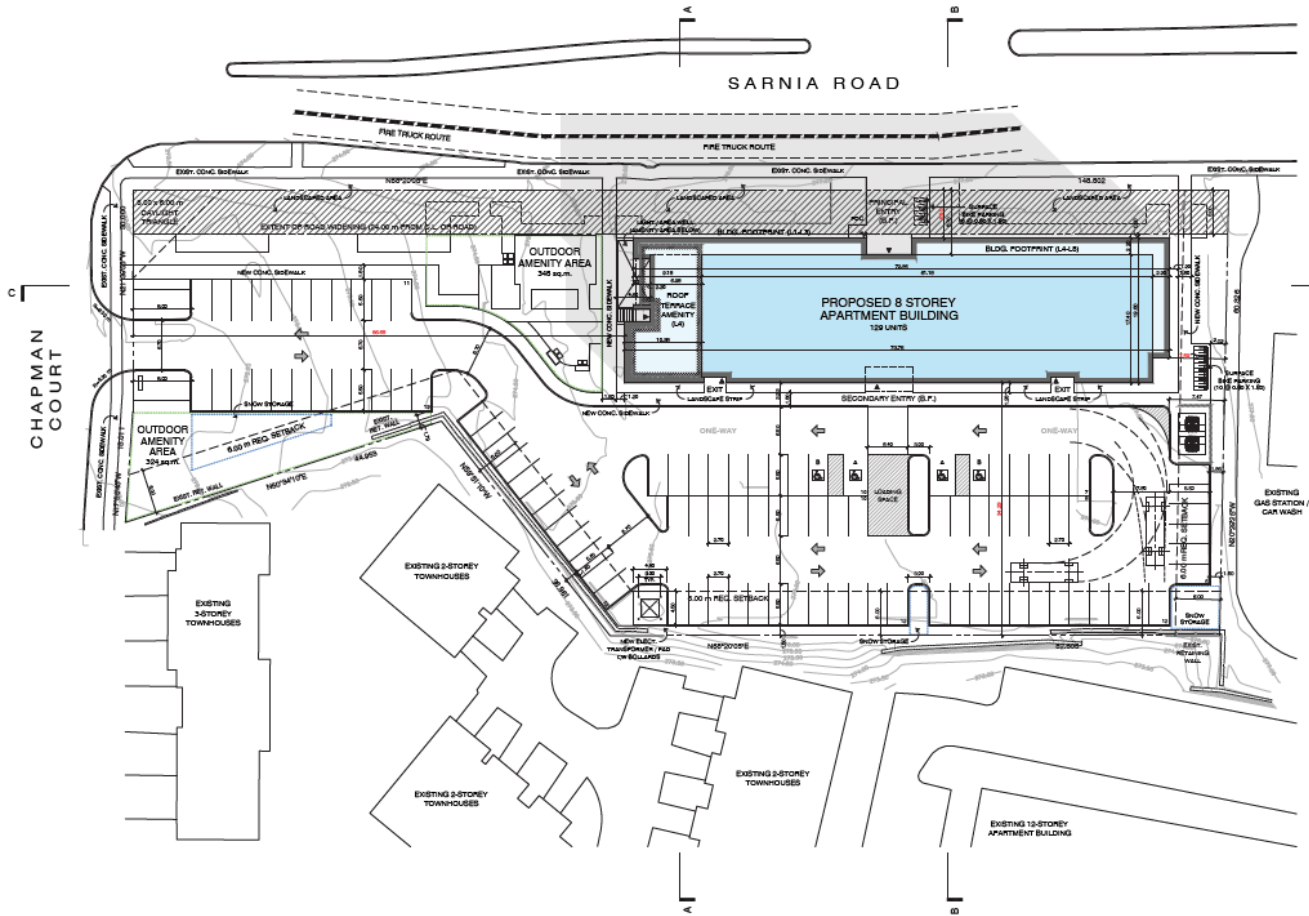
participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

### **Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [developmentsservices@london.ca](mailto:developmentsservices@london.ca) for more information.



# Site Concept



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

# Building Renderings







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