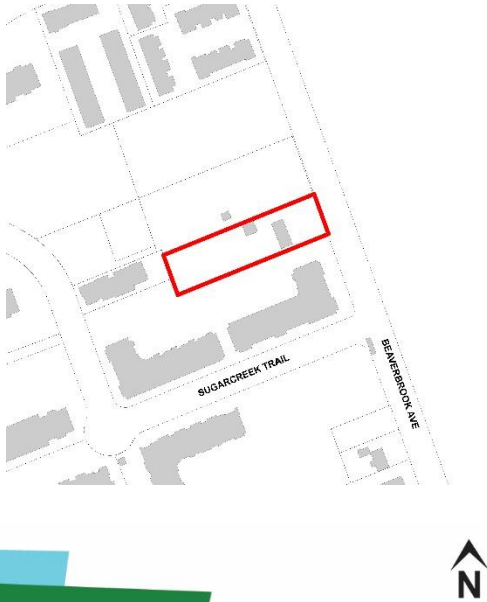




# NOTICE OF PLANNING APPLICATION

## Official Plan and Zoning By-law Amendments

### 604 Beaverbrook Avenue



**File:** OZ-9483

**Applicant:** 604 Beaverbrook Developments Inc.

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- 4-storey stacked townhouse development;
- 32 residential units;
- Reduced front yard setback of 5.3 metres;
- Reduced interior side yard setback of 3.2 metres;
- Reduced rear yard setback of 4.15 metres;
- Increased height of 13.0 metres;
- Reduced parking rate of 1.1 spaces per unit; and
- Increased density of 92 units per hectare.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 17, 2022**

Alanna Riley

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-9483

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

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

John Fyfe-Millar

jfmillar@london.ca

519-661-CITY (2489) ext. 5095

**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: March 17, 2022

# Application Details

## Requested Amendment to The London Plan

To add a Specific Area Policy to permit stacked townhouses as a permitted use and a height of 4-storeys within the Neighbourhood Place Type.

## Requested Zoning By-law Amendment

To change the zoning from a Urban Reserve (UR1)) Zone to a Residential R6 Special Provision Bonus (R6-5( )\*B- ) Zone to permit a 4-storey stacked townhouse development with at total of a total of 32 residential units with a density of 92 units per hectare. Changes to the currently permitted land uses and development regulations are summarized below.

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

### Current Zoning

**Zone:** Urban Reserve (UR1)) Zone

**Permitted Uses:** Existing dwellings; Agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities; Conservation lands; Managed woodlot; Wayside pit; Passive recreation use; and Farm Gate Sales

**Special Provision(s):** n/a

**Height:** 15.0 metres

### Requested Zoning

**Zone:** Residential Special Provision (R6-5( )\*B-( )) Zone

**Permitted Uses:** apartment buildings, lodging house class 2, senior citizen's apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

**Special Provision(s):** Special provisions would permit a minimum front yard setback of 5.3 metres along a local road, whereas 6.0 metres is required; a minimum interior side yard setback of 3.2 metres whereas 6.0 metres is required; a minimum rear yard setback of 4.15 metres whereas 6.0 metres is required; a maximum building height of 13.0 metres whereas 12.0 metres is required; a minimum parking rate of 1.1 spaces per residential unit, whereas 1.5 spaces per unit is required; and a maximum density of 92 units per hectare(92 uoph) whereas 35 uoph is permitted. . The proposed bonus zone would permit a maximum density of 92 units per hectare in return enhanced urban design and, specifically affordable housing outlined in Section 19.4.4 of the 1989 Official Plan and policies 1638\_ to 1655\_ of The London Plan.

**Residential Density:** 92 units per hectare

**Height:** 13.0 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 Multi-family, Medium Density Residential in the 1989 Official Plan, which permits multiple attached dwellings, such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged as the main uses. as the main uses.

The subject lands are in the Neighbourhoods Place Type on a Neighbourhood Connector in The London Plan, permitting single and semi-detached dwellings, duplexes, triplexes and townhouses.

## 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.

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 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](#) 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 and zoning by-law 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 and zoning by-law 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/>.

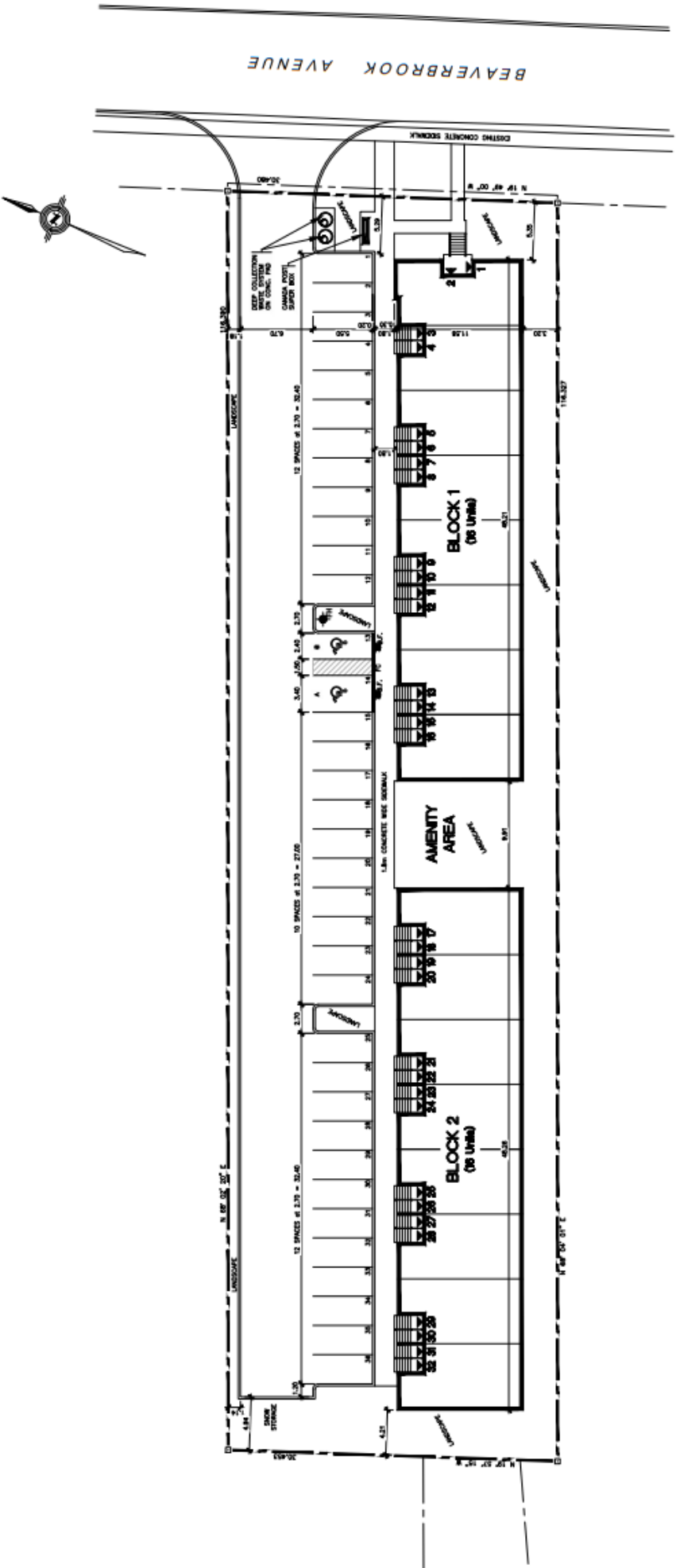
### **Notice of Collection of Personal Information**

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 Michael Schulthess, City Clerk, 519-661-CITY(2489) ext. 5396.

### **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 Rendering



North Rendering

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