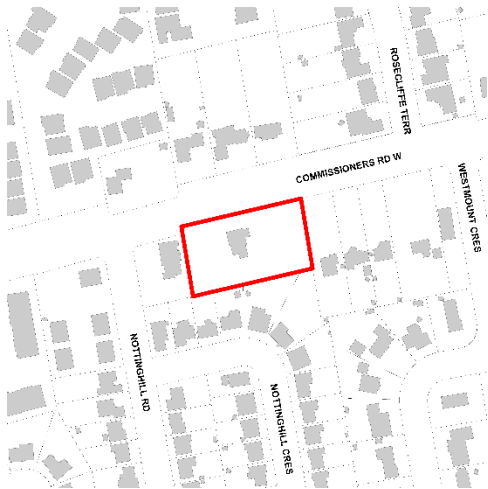




# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 634 Commissioners Road West



**File: Z-9541**

**Applicant: Royal Premier Homes (c/o Farhad Noory)**

#### What is Proposed?

Zoning amendment to allow:

- Cluster stacked townhouses, consisting of two 4-storey townhouses with 10 units and the retention of an existing detached dwelling.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **September 21, 2022**

Olga Alchits

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

519-661-CITY (2489) ext. 7154

Planning & Development, City of London

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

London ON PO Box 5035 N6A 4L9

File: Z-9541

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

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

Councillor Paul Van Meerbergen

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

519-661-CITY (2489) ext. 4010

**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: August 31, 2022

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-9) Zone to a Residential R5 Special Provision (R5-7(\*)). 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:** R1-9

**Permitted Uses:** Single detached dwelling

**Residential Density:** One single detached dwelling per lot.

**Height:** 12.0 metres

### Requested Zoning

**Zone:** Residential R5 Special Provision (R5-7(\*)

**Permitted Uses:** Cluster townhouse dwellings, cluster townhouse dwellings

**Special Provision(s):** permit 6.5m front and exterior side yard setback whereas 8.0m is required, 1.8m interior setback (first 30m of lot depth) when the end wall of a unit contains no windows to habitable rooms, or 6.0m when the wall of a unit contains windows to habitable rooms and 3.0m interior setback (remainder) when the end wall of a unit contains no windows to habitable rooms, or 6.0m when the wall of a unit contains windows to habitable rooms whereas 0.5 metres per 1.0 metres of main building height, or fraction thereof, but in no case less than 3.0 metres (9.8 feet) when the end wall of a unit contains no windows to habitable rooms, or 6.0 metres) when the wall of a unit contains windows to habitable rooms is required, rear yard setback of 1.0m per 1.0m of main building height but in not less than 6.0m whereas 3.0 metres where the end wall of an end unit facing the rear yard and/or interior side yard may contain a window(s) to habitable rooms on the group floor only and no access points to the dwelling unit along the end wall facing the rear and/or the interior sideyard is required, height of 13.5m whereas 12.0m is required and a minimum 6.0m deep landscape strip shall be required along the south lot line (up to 12 surface parking stalls may encroach into the required landscape strip).

**Residential Density:** 60 units per hectare

**Height:** 12.0 metres

The City may also consider other special provisions.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the London Plan, London's long-range planning document.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of low-rise residential uses, including stacked townhouses.

## 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](#) 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 Clerk 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 by-law is passed, 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 by-law is passed, 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/>.

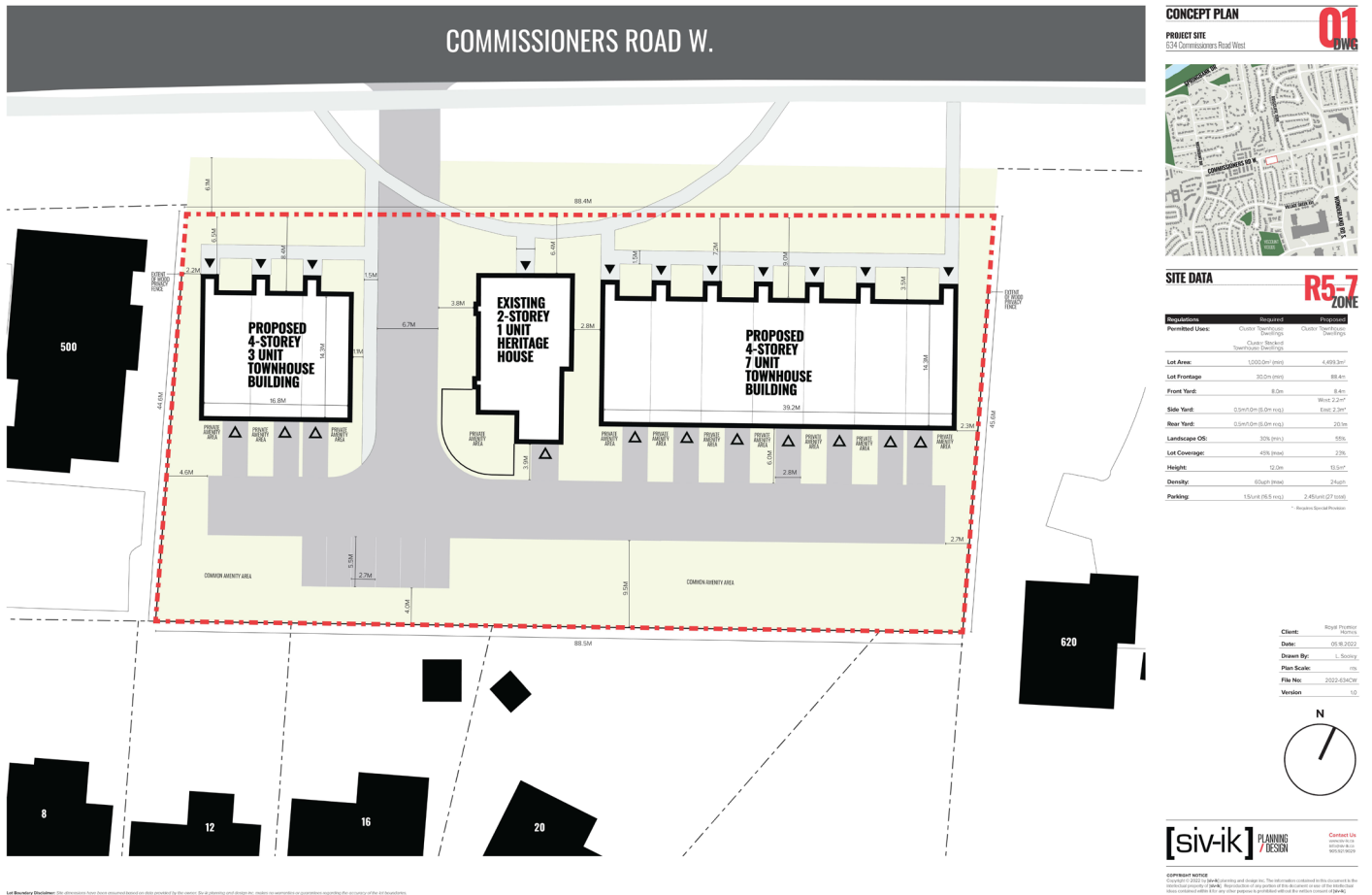
### **Notice of Collection of Personal Information**

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

### **Accessibility**

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

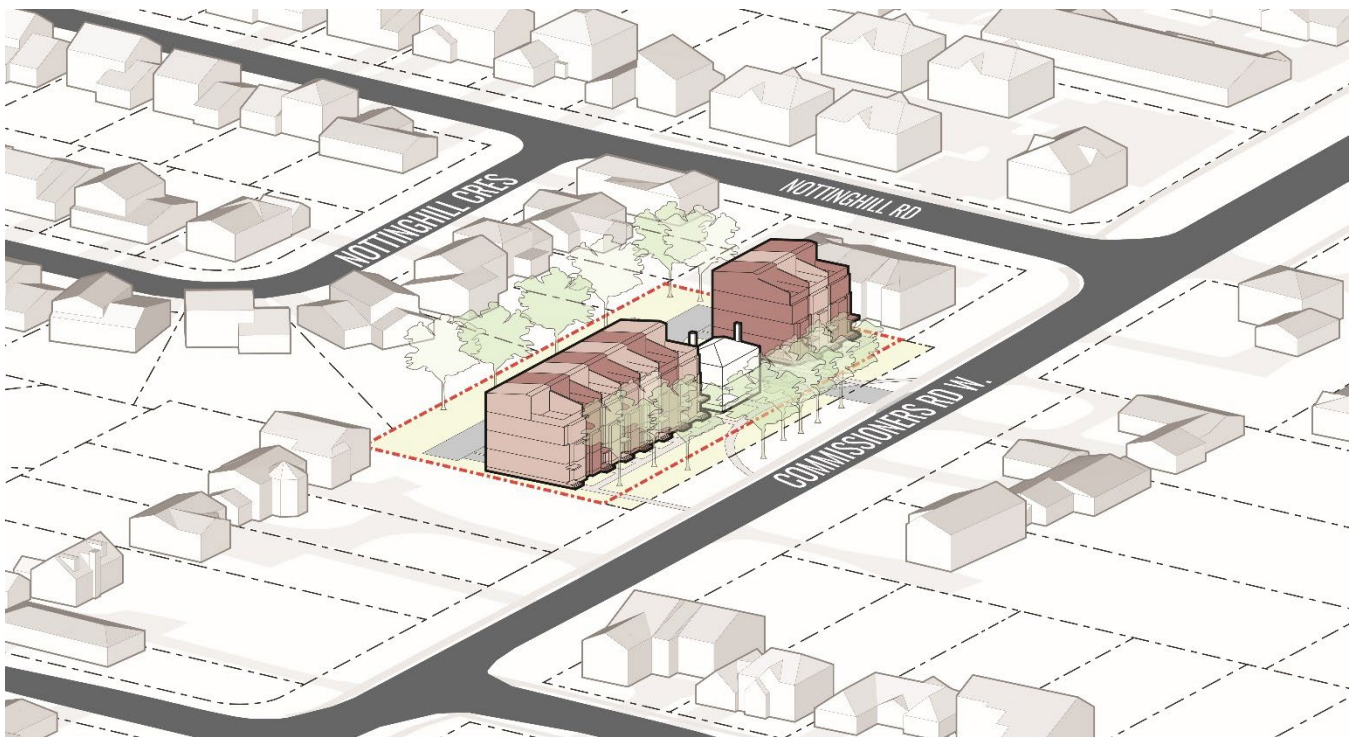
# Site Concept



## Site Concept Plan

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

## Building Renderings



## Conceptual Rendering (south view from Commissioners Road West)

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