



PUBLIC MEETING NOTICE

Zoning By-Law Amendment

6092 Pack Road



File: Z-9493

Applicant: Magnificent Homes and Royal Premier Homes

What is Proposed?

Zoning amendment to allow:

- The retention of 20th-Century single detached unit;
- Five (5) 2.5-storey townhouses totaling 33 dwelling units;
- A 3.5-storey back-to-back townhouse building containing six (6) dwelling units;
- A maximum density of 45uph; and
- Reduced yard setbacks.

YOU ARE INVITED!

Further to the Notice of Application you received on May 12, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, November 28, 2022, no earlier than 4:30 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Stuart Filson
sfilson@london.ca
519-661-CITY (2489) ext. 4847
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9493

london.ca/planapps

To speak to your Ward Councillor:

Councillor Anna Hopkins
ahopkins@london.ca
519-661-CITY (2489) ext. 4009

**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 9, 2022

Application Details

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR3) Zone to a Holding Residential R6 Special Provision (h*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: UR3

Permitted Uses: Private outdoor recreation clubs; and Riding stables. Private outdoor recreation clubs; and Riding stables. Private outdoor recreation clubs; and Riding stables. Private outdoor recreation clubs; and Riding stables.

Height: 15.0 metres

Requested Zoning

Zone: Holding Residential R6 Special Provision (h-_*R6-5(_))

Permitted Uses: include the permitted uses of the R5 zone here

Special Provision(s): exclude apartment buildings as a permitted use; permit a minimum front yard setback of 15.8 metres; permit a minimum rear yard setback of 6.0 metres; permit a minimum interior side yard setback of 1.8 m for buildings under two storeys in height where the end wall of a unit contains no windows to habitable rooms; permit a minimum interior side yard setback of 3.0 metres for buildings over two storeys where the end wall of a unit contains no windows to habitable rooms, or 6.0 metres where the wall of a unit contains windows to habitable rooms; permit a minimum separation distance from the single detached dwelling to new development of 5.0 metres; permit a maximum density of 45 units per hectare; and prohibit dwelling(s) from being constructed within the interior side yard beside the single detached dwelling that contains the access driveway.

Residential Density: 45 Units per Hectare (whereas 35 is the maximum permitted)

Height: 2.5-storey townhouses and 3.5-storey back-to-back townhouse building to a maximum of 12.0 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 Low Density Residential and Multi-Family Medium Density Residential in the 1989 Official Plan, which permits a range of low and medium density residential uses as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a range of low-rise 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 public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the Planning Act. You will 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 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 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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by November 21, 2022 to request any of these services.

Site Concept



Site plan concept

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

Building Renderings



Conceptual Rendering 1



Conceptual Rendering 2

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