

# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 1154 Hamilton Road



**File: Z-9569**

**Applicant: Lynphyl Homes Limited (c/o Philip Okpala)**

#### What is Proposed?

Zoning amendment to permit:

- Three 3-storey stacked townhouse buildings with a total of 34 residential units.
- A density of 57 units per hectare.
- Special Provisions to permit:
  - A reduced front yard depth of 3 metres
  - A reduced rear yard setback of 5 metres
  - A reduced interior side yard setback of 2.5 metres
  - A maximum projection of 0.3 metres into the front yard

## LEARN MORE & PROVIDE INPUT

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

Michaela Hynes

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

519-661-CITY (2489) ext. 4753

Planning & Development, City of London

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

London ON PO Box 5035 N6A 4L9

File: Z-9569

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

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

Councillor Hadleigh McAlister

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

519-661-CITY (2489) ext. 4001

**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 Zoning By-law Amendment

To change the zoning from a Neighbourhood Shopping Area NSA4 Special Provision (NSA4(4)) Zone to a Residential R5 Special Provision (R5-7(\_)) Zone. 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:** Neighbourhood Shopping Area NSA4 Special Provision (NSA4(4))

**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; Animal hospitals; Commercial recreation establishments; Funeral homes; Grocery stores; Private clubs.

**Special Provision(s):** Buildings in the NSA4(4) zone variation may take the form of stand-alone/free-standing buildings not associated with a shopping centre

**Height:** 12 metres

### Requested Zoning

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

**Permitted Uses:** Cluster townhouse dwellings; Cluster stacked townhouse dwellings.

**Special Provision(s):** To permit a reduced front yard depth of 3.0 metres, whereas 8.0 metres is the minimum required; a reduced rear yard setback of 5.0 metres; whereas 6.0 is the minimum required; a reduced interior side yard setback of 2.5 metres, whereas 3.0 metres is the minimum required; and a reduced maximum projection of 0.3 metres into the front yard; whereas 1.5 metres is the maximum permitted.

**Residential Density:** 60 units per hectare

**Height:** 12 metres

The City may also consider additional considerations such as a different base zone, the use of holding provisions, and/or additional special provisions.

## Planning Policies

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

The subject lands are in the Neighbourhoods Place Type fronting a Civic Boulevard in The London Plan, permitting a range of residential uses including stacked townhouses; fourplexes; low-rise apartments; emergency care establishments; rooming houses; and supervised correctional residences.

## 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**

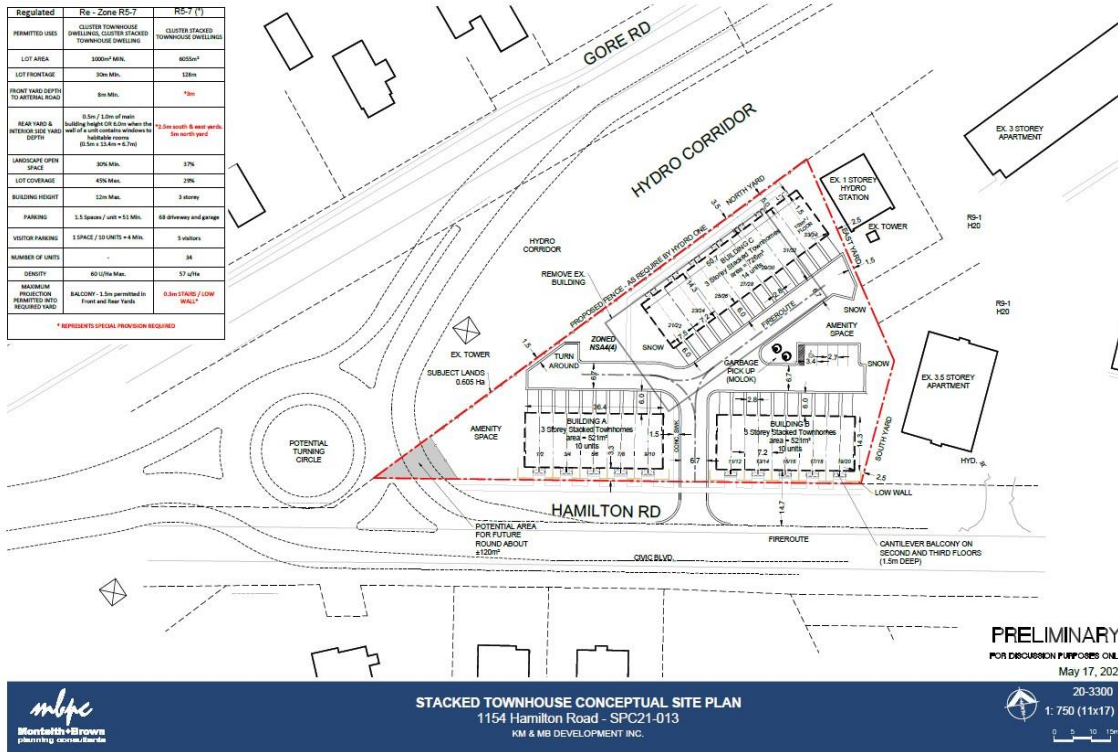
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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



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

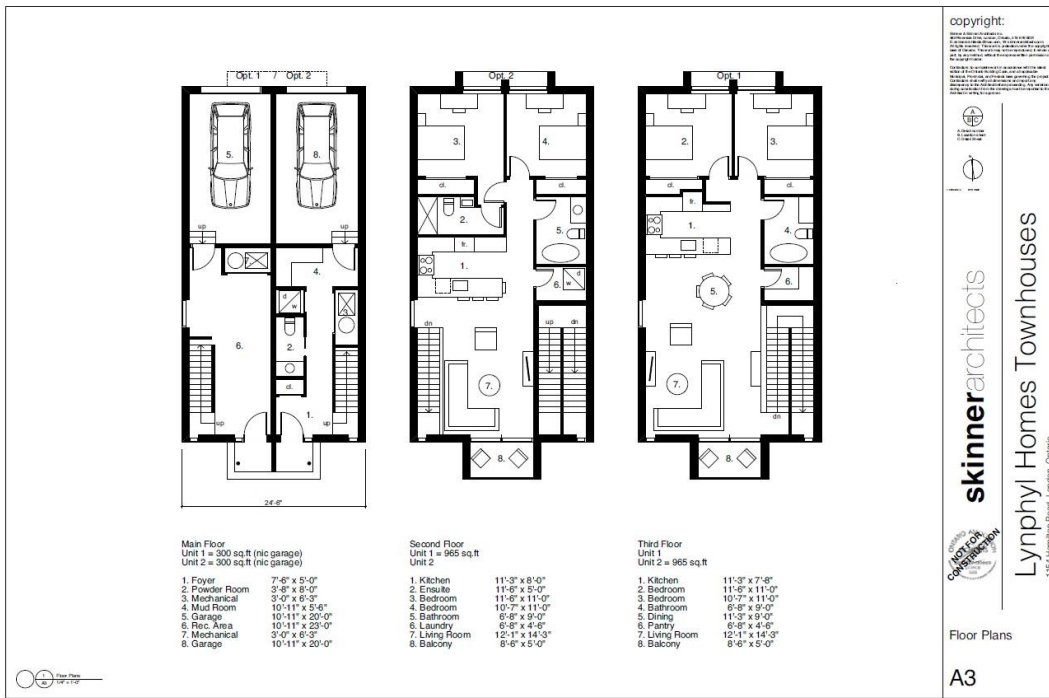
## Building Renderings



North Renderings



South Renderings



Floor Plans



North and South Elevations



East and West Elevations

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