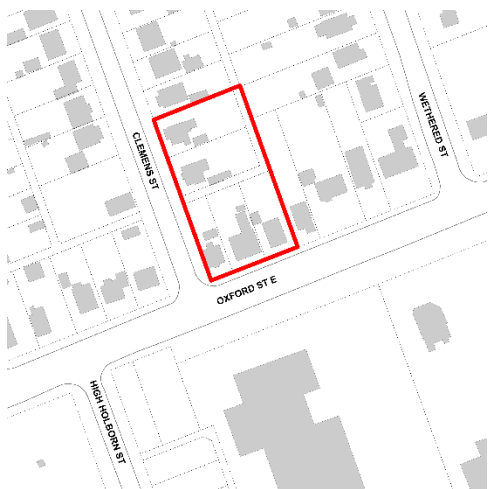




NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

1120, 1122 & 1126 Oxford Street East and 2 & 6 Clemens Street



File: Z-9560

Applicant: 2863382 Ontario Inc. (c/o Siv-ik Planning & Design Inc.)

What is Proposed?

Zoning amendment to allow:

- a mid-rise apartment building up to a maximum of 10 storeys in height consisting of 136 units at 430 units per hectare.
- Special provisions are requested for height, density, front and exterior side yard depth, interior side yard depth, lot coverage and unit size.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 29, 2022**

Anusha Singh

asingh@london.ca

519-661-CITY (2489) ext. 7153

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9560

london.ca/planapps

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

Jesse Helmer

Ward 4

519-661-2489, extension 4004

jhelmer@london.ca

**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 Residential R2/Office Conversion (R2-2/OC5) and Residential R1 (R1-6), to a Residential R9 (R9-7(_)) Zone to facilitate the development of a mid-rise apartment building (up to 10 storeys).

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential R2/Office Conversion (R2-2/OC5) and Residential R1 (R1-6)

Permitted Uses: Single detached dwellings; semi-detached dwellings; duplex dwellings; converted dwellings (maximum of 2 units); dwelling units; medical/dental offices in existing buildings; offices in existing buildings.

Special Provision(s): None.

Height: 10.5 m

Requested Zoning

Zone: Residential R9 (R9-7(_))

Permitted Uses: Apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; continuum-of-care facilities.

Special Provision(s): Front and Exterior side yard depth of 0.0m (minimum) and 6.0m (maximum); lot coverage of 35%; interior side yard depth of 1.0m (minimum); height of 34.0m (maximum); density of 430 units per hectare (maximum); unit size: 1 bedroom – 44.6 square metres (minimum).

Height: 34m

The City may also consider 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. These lands are currently within the Urban Corridor Place Type fronting onto an Urban Thoroughfare (Oxford Street East), as well as the Neighbourhoods Place Type fronting onto a Neighbourhood Street (Clements Street). The property is also located within the City's Near-Campus Neighbourhood

The Urban Corridor Place Type permits a range of residential, retail, service, office, cultural, recreational, and institutional uses. Furthermore, in the Near-Campus Neighbourhood, most intensification will also be directed to place types that are intended to allow for mid-rise and high-rise residential development. These include the Transit Village, Rapid Transit Corridor, Urban Corridor, and Shopping Area Place Types.

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
- 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 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. 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 for more information.

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



Building Renderings



Main entrance to the proposed apartment building (frontage along Oxford Street East)



Aerial view looking northeast from Oxford Street East



Aerial view looking southwest from the northeast corner of project site.



Street view image from the Oxford Street East and Clemens Street Intersection
(Frontage along Clemens Street)

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