



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

March 6, 2020

**LONDON COMMITTEE OF ADJUSTMENT  
SUBMISSION NO. A.136/19**

**NOTICE OF PUBLIC HEARING UNDER SECTION 45(1) OF THE PLANNING ACT, R.S.O 1990**

**OWNER:**

Tricar Properties Limited  
3800 Colonel Talbot Road  
London, ON N6P 1H5

**AGENT:**

Stantec Consulting Limited  
600-171 Queens Avenue  
London, ON N6A 5J7

**WARD:** 13

**LOCATION:** 40 York Street, PLAN NIL PT LOT 23 N YORK ST REG, on the north side of York Street, west of Ridout Street North.

**PURPOSE:** To increase the total number of units per hectare within the approved building as permitted by the Bonus Zone (B-45).

**VARIANCES REQUESTED:**

1. To permit a density of 478 units per hectare, whereas 414 units per hectare is the maximum permitted.

**ZONING:**

Downtown Area (DA2)  
Density (D350)  
Bonus Zone (B-45, B-46)

**OFFICIAL PLAN:**

Downtown Area

**THE LONDON PLAN:**

Downtown

**WHEN & WHERE:**

**The Applicant and/or Authorized Agent shall attend this Hearing on Monday March 30, 2020, at 2:10 p.m.,** Second Floor, City Hall to respond to any inquiries raised by members of the Committee or by the public. **As the applicant,** if you do not attend or are not represented at this hearing, the Committee may proceed to render a decision in your absence.

**For members of the public,** if you do not attend or are not represented at this hearing, the Committee may proceed and you will not be entitled to any further notice of the proceedings.

This is a Public Hearing and if you are aware of any person interested or affected by this application, who has not received a copy of this Notice, it would be appreciated if you would so inform them.

This application is considered to be residential intensification under the policies of the City's Official Plan. While a public site plan meeting is not required for this application, site plan matters, including those matters set out in the intensification policies of the Official Plan, will be considered as part of the staff review of this application. By way of this letter, we are also asking for your input and comments regarding this proposal. The matters that you might want to consider include fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the building on the site. These policies are found in Section 3.2.3.5 of the Official Plan, and may be viewed online at [www.london.ca](http://www.london.ca).

**NOTE:**

**COMMITTEE IS REQUIRED UNDER PROVISION OF THE PLANNING ACT OF ONTARIO, TO GIVE NOTICE OF THIS APPLICATION TO ALL ASSESSED PROPERTY OWNERS OF LAND LYING WITHIN 60 METRES (200 FEET) OF THE SUBJECT LAND.**

Written comments may be submitted to the Secretary - Treasurer prior to the hearing, and all personal information and comments will become part of the public record.

**IF YOU WISH TO BE NOTIFIED OF THE DECISION OF THE LONDON COMMITTEE OF ADJUSTMENT IN RESPECT OF THIS APPLICATION, YOU MUST SUBMIT A WRITTEN REQUEST TO THE SECRETARY - TREASURER.** This will also entitle you to be advised of a possible Local Planning Appeal

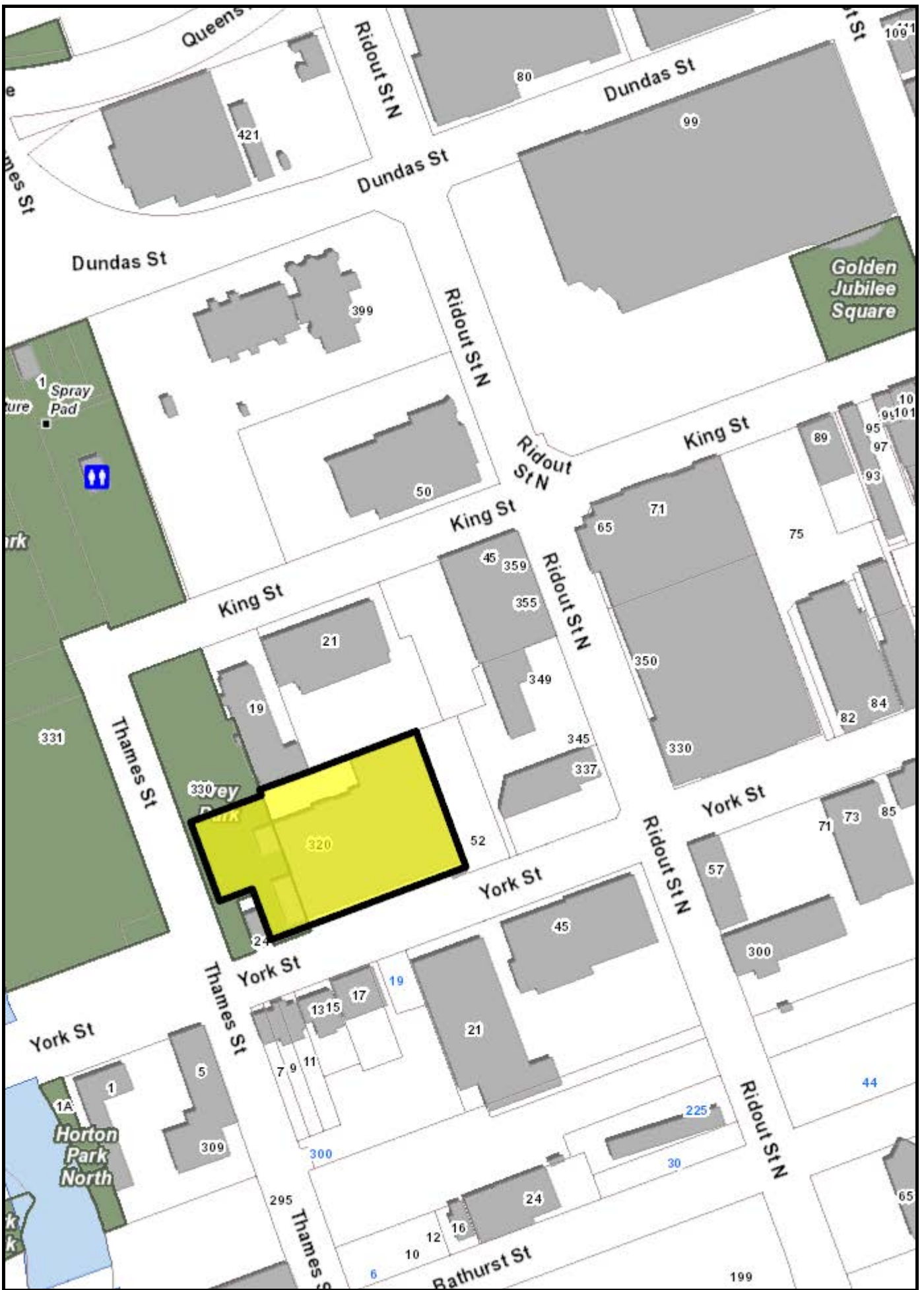
Tribunal hearing. Even if you are the successful party, you should request a copy of the decision since the London Committee of Adjustment decision may be appealed to the Local Planning Appeal Tribunal by the applicant or another member of the public.

**Notice of Collection of Personal Information**

The personal information collected on this form is collected under the authority of the Municipal Act, 2001, S.O. 2001, c. 25 and the Planning Act R.S.O. 1990, c. P.13, s.44 and will be used to consider applications for minor variances, permissions, and consents. The written submissions, including names and contact information will form part of the public record and will be made available to the public. Questions about this collection should be addressed to Melissa Campbell, Manager, Development Planning (Current Planning), Development & Compliance Services at 300 Dufferin Ave., London, ON N6A 4L9. Tel: 519-661-2489, ext. 4650, email: [mecampbe@london.ca](mailto:mecampbe@london.ca)








Dan Murphy, Secretary - Treasurer  
London Committee of Adjustment  
The Corporation of the City of London  
Phone: 519-661-CITY (2489) ext. 5923  
[dmurphy@london.ca](mailto:dmurphy@london.ca), [www.london.ca](http://www.london.ca)



### Location Map

Project Title: A.136/19  
 Description: To increase the total number of units per hectare within the approved building as permitted by the Bonus Zone (B-45). To permit a density of 478 units per hectare, whereas 414 units per hectare is the maximum permitted.  
 Created By: Sandra Fisher  
 Date: 3/3/2020  
 Scale: 1:2000

### Legend

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



