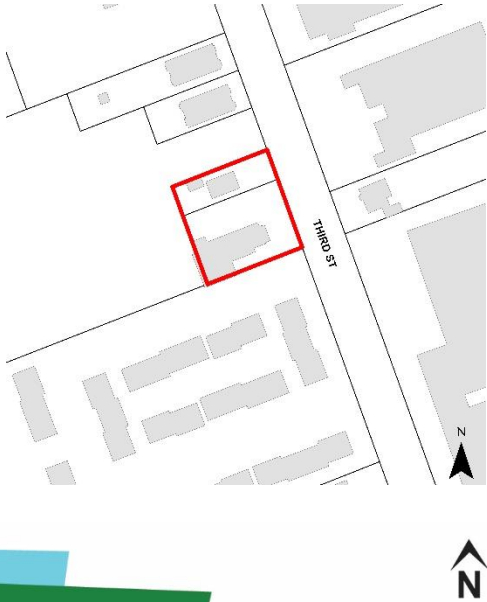


# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 611-615 Third Street



**File: Z-9268**

**Applicant: Prince Antony**

#### What is Proposed?

Zoning amendment to allow:

- A 4-storey, 20-unit apartment building;
- A front yard depth of 2.2 m, whereas 7.28 m is required;
- An interior side yard depth of 4.57 m, whereas 6.32 m is required;
- A parking rate of 1.05 spaces per unit (20 spaces), whereas 1.25 spaces per unit (25 spaces) is required;
- A maximum building height of 15.8 m, whereas 13 m is the maximum;
- A maximum density of 100 units per hectare, whereas 75 units per hectare is the maximum.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 4, 2020**

Catherine Maton

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

519-661-CITY (2489) ext. 5074

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: Z-9268

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

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

Councillor Mohamed Salih

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

519-661-CITY (2489) ext. 4003

**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

Commonly Used Planning Terms are available at [london.ca/planapps](https://london.ca/planapps).

## Requested Zoning By-law Amendment

To change the zoning from a Neighbourhood Facility (NF) Zone to a Residential R8 Special Provision Bonus (R8-4( )\*B- ) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](https://london.ca/planapps).

### Current Zoning

**Zone:** Neighbourhood Facility (NF) Zone

**Permitted Uses:** Places of worship, elementary schools, and day care centres.

**Special Provisions:** None.

### Requested Zoning

**Zone:** Residential R8 Special Provision Bonus (R8-4( )\*B- ) Zone

**Permitted Uses:** Apartment buildings; handicapped person's apartment buildings; lodging house class 2; stacked townhousing; senior citizen apartment buildings; emergency care establishments; continuum-of-care facilities.

**Special Provisions:** A reduced minimum front yard depth of 2.25 metres, whereas 7.28 metres is required; a reduced minimum interior side yard depth of 4.57 metres, whereas 6.32 metres is required; and a reduced minimum parking rate of 1.05 spaces per unit (20 spaces), whereas 1.25 spaces per unit is required (25 spaces).

**Bonus Zone:** An increased maximum building height of 15.8 metres, whereas 13 metres is the maximum and an increased maximum density of 100 units per hectare, whereas 75 units per hectare is the maximum

## 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 Multi-Family, Medium Density Residential in the Official Plan, which permits a range of medium density residential uses, including low-rise apartment buildings, 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 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. For more detailed information about the public process, go to the [Participating in the Planning Process](https://london.ca/planapps) page at [london.ca](https://london.ca).

Please also note that this application is being circulated during the State of Emergency issued by the Province of Ontario. As a result, in-person services are not available at this time.

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

### Future Opportunity to View the Application:

When the City of London returns to operations that support in-person viewing, please contact the City's Planner listed on the first page of this Notice to confirm the office location of the Planner and the times that the office is open.

### 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 Development Services 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, Development Services 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. 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 Secretary of the Committee.

### **Right to Appeal to the Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

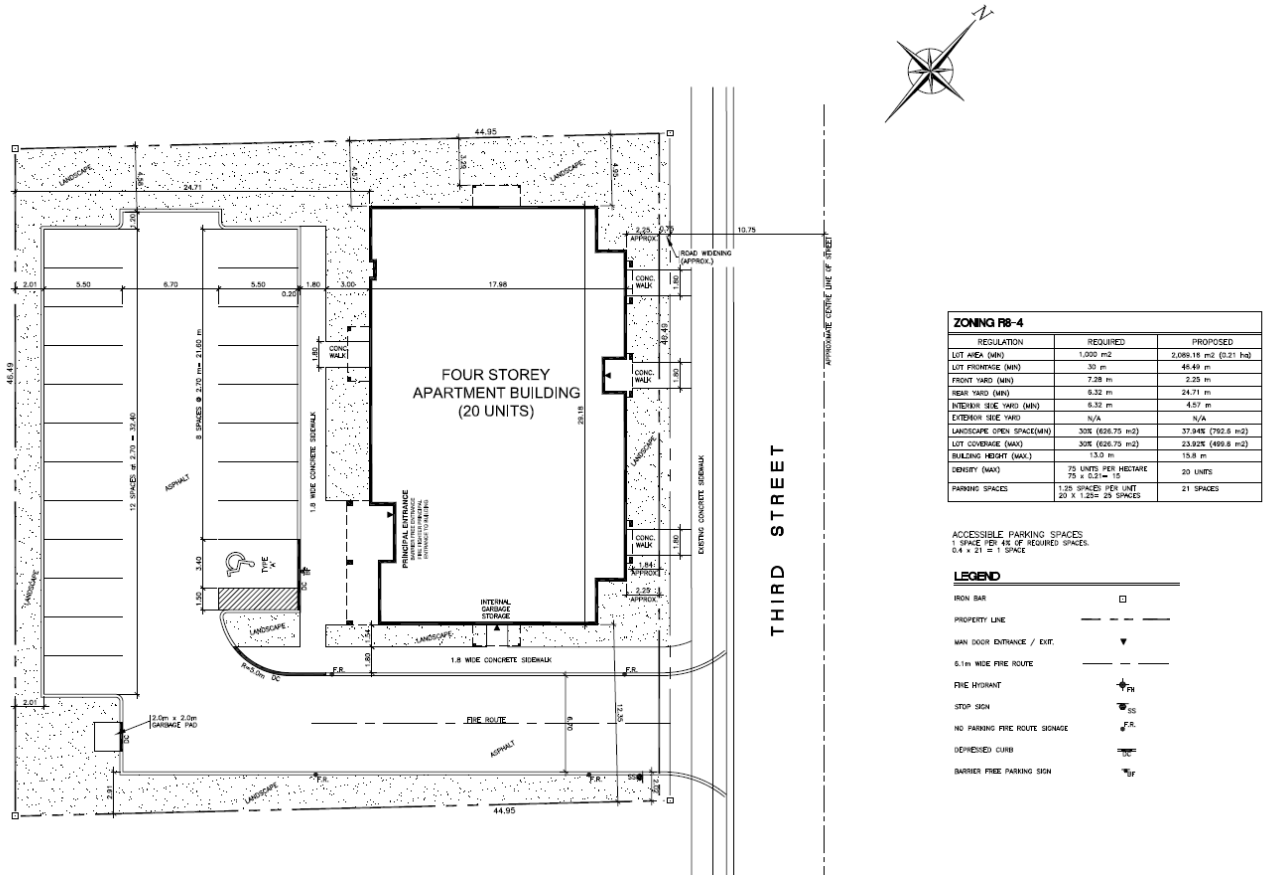
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

### **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 Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

**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 [developmentsservices@london.ca](mailto:developmentsservices@london.ca) or 519-930-3500 to request any of these services.**

# Site Concept



**Site Concept Plan**

# Building Renderings



**Conceptual Rendering – Front (Third Street) View**



**Conceptual Rendering – Rear View**

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