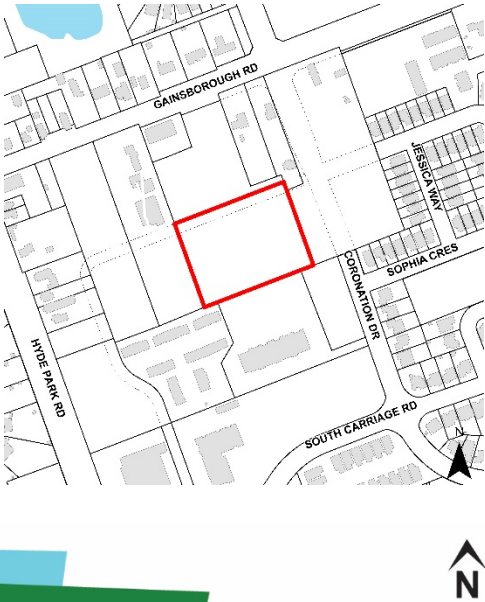


# NOTICE OF PLANNING APPLICATION

## Zoning By-law Amendment

### 978 Gainsborough Road



**File: Z-9247**

**Applicant: Highland Communities Ltd.**

#### What is Proposed?

Zoning amendment to allow:

- Two, 20-storey residential apartment buildings interconnected by a 4-storey podium with a total of 400 residential units.
- Special zoning provisions are requested for reduced yard depths, reduced landscaped open space, increased height, and increased lot coverage.
- A Bonus Zone to permit an increased density of 308 units per hectare.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **August 20, 2020**

Alanna Riley

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

519-661-CITY (2489) ext. 4579

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

File: Z-9247

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

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

Josh Morgan

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

519-661-CITY (2489) ext. 4007

**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](http://london.ca/planapps).

## Requested Zoning By-law Amendment

To change the zoning from Holding Residential R9 Special Provision (h-5.h-11.h-17. R9-7(17).H50) to Holding Residential R9 Special Provision Bonus (h-5.h-11.h-17. R9-7( ).H68\*B-( ) Zone; — to permit apartment buildings with special provisions for a minimum front yard setback of 6.2 metres, a minimum west interior side yard setback of 12.0m, a minimum rear side yard setback of 21.1m, a maximum lot coverage of 31.7%, a minimum landscaped open space of 28.3%, and a maximum building height of 67.4m. There is also a request to add a Bonus Zone to permit a maximum density of 308 units per hectare.

The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

## Requested Zoning

- Holding Residential R9 Special Provision Bonus (h-5.h-11.h-17. R9-7( ).H68\*B-( ) Zone; to permit apartment buildings with special provisions for a minimum front yard setback of 6.2 metres, a minimum west interior side yard setback of 12.0m, a minimum rear side yard setback of 21.1m, a maximum lot coverage of 31.7%, a minimum landscaped open space of 28.3%, and a maximum building height of 67.4m. There is also a request to add a Bonus Zone to permit a maximum density of 308 units per hectare.

The City is also considering the following amendments:

- Special Provisions and holding provisions in zoning to implement the urban design requirements and considerations of the Hyde Park Community Plan.

## 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 High Density Residential" which allows apartment buildings with a density of up to 150 units per hectare as the main permitted uses. Bonusing under Policy 19.4.4 may also be permitted. These lands are within the Hyde Park Community Plan, which includes special polices and direction for development.

The subject lands are in the "Neighbourhoods" Place Type in The London Plan, permitting a range of housing including single detached, townhouses and low rise apartments.

The site is presently within the Holding Residential R9 Special Provision (h-5.h-11.h-17. R9-7(17).H50) Zone which permits apartment buildings with a maximum height of 50m. Currently there are holding provisions which require public site plan, a development agreement associated with a site plan, and full municipal, water and sanitary services

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and 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](http://london.ca/participating-in-the-planning-process) page at [london.ca](http://london.ca).

## See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6<sup>th</sup> floor, Monday to Friday between 8:30am and 4:30pm;
- 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).

## 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 Official Plan and 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 official plan amendment and 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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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 add the person or public body as a party.

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/>.

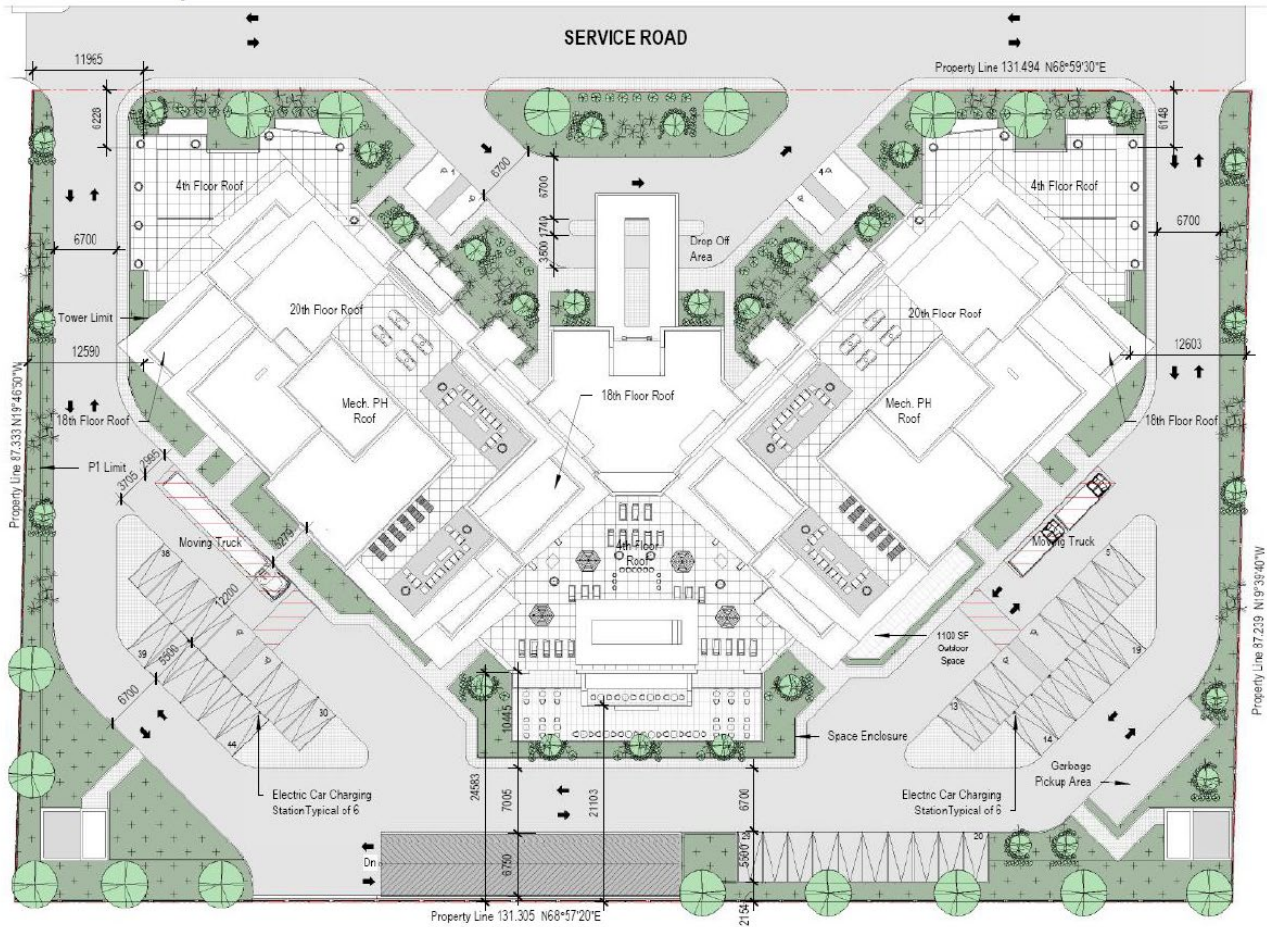
### **Notice of Collection of Personal Information**

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 – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**



# Site Concept



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

# Development Rendering

*Conceptual Rendering*



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