



REVISED NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

257-263 Springbank Drive



File: O-9354/Z-9355

Applicant: The Corporation of the City of London and Wasylo Architect/Anast Holdings

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 5-storey(northerly half)/6-storey(southerly half) residential apartment building;
- 38 residential units;
- Minimum exterior side yard setback of 0.3m;
- Minimum front yard depth of 2.0m;
- Minimum interior side yard setback of 15.5m
- Minimum parking rate of 1 space per residential unit;
- A density of 136 units per hectare; and
- A maximum balcony projection of 0.6m from the exterior lot line.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 2, 2022**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

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

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london.ca/planapps

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

Councillor Stephen Turner

sturner@london.ca

519-661-CITY (2489) ext. 4011

**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: December 2, 2021

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

The City has initiated an Official Plan Amendment to add a Specific Policy Area to permit a residential apartment building with a maximum building height of 6-storeys (23 metres) and a maximum density of 136 units per hectare within the Auto-Oriented Commercial Corridor designation. The intent is to align the 1989 Official Plan as it applies to these lands, with the policies of The London Plan, the new Official Plan for the City of London.

Requested Zoning By-law Amendment

To change the zoning an Arterial Commercial Special Provision (AC2(2)) Zone to a Residential R9 Special Provision (R9-7()) 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.

Current Zoning

Zone: Arterial Commercial Special Provision (AC2(2))

Permitted Uses: Animal hospitals; Dwelling units, above the first floor; Clinics; Convenience stores; Convenience service establishments; Duplicating shops; Florist shops; Medical/dental laboratories; Medical/dental offices; Offices; Personal service establishments; Studios; Accessory dwelling units; Converted dwellings; Day care centres; Emergency care establishments; Existing dwellings; Group Home Type 2; Lodging House Class 2.

Special Provisions: Additional Permitted Uses: Financial institutions; Eat-in restaurants; Retail stores; Food stores; Automobile service stations Gas bars. Restaurants, financial institutions, retail stores and food stores shall comply with the regulations of the AC4 Zone variation; ii) Automobile service stations and gas bars shall comply with the regulations of the AC5 Zone variation.

Requested Zoning

Zone: Residential R9 Special Provision (R9-7()) Zone

Permitted Uses: Apartment buildings; Lodging house class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; Continuum-of-care facilities.

Special Provisions: Special provisions would permit a minimum exterior side yard setback of 0.3m metres, whereas 3 metres is required; permit a minimum front yard depth of 2.0 metres, whereas 6 metres is required; a minimum interior side yard setback of 15.5m whereas 4.5m is required; a minimum parking rate of 1 space per residential unit, whereas 1.25 spaces per unit is required a maximum density of 136 units per hectare whereas 130 units per hectare is required and a maximum balcony projection of 0.6m from the exterior side lot line

Bonus Zone: n/a

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 Auto-Oriented Commercial Corridor in the Official Plan, which permits commercial uses that cater to the commercial needs of the travelling public as the main uses.

The subject lands are in the Urban Corridor Place Type in *The London Plan*, permitting a range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses.

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](https://london.ca/participating-in-the-planning-process) page at 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

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.

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. 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.

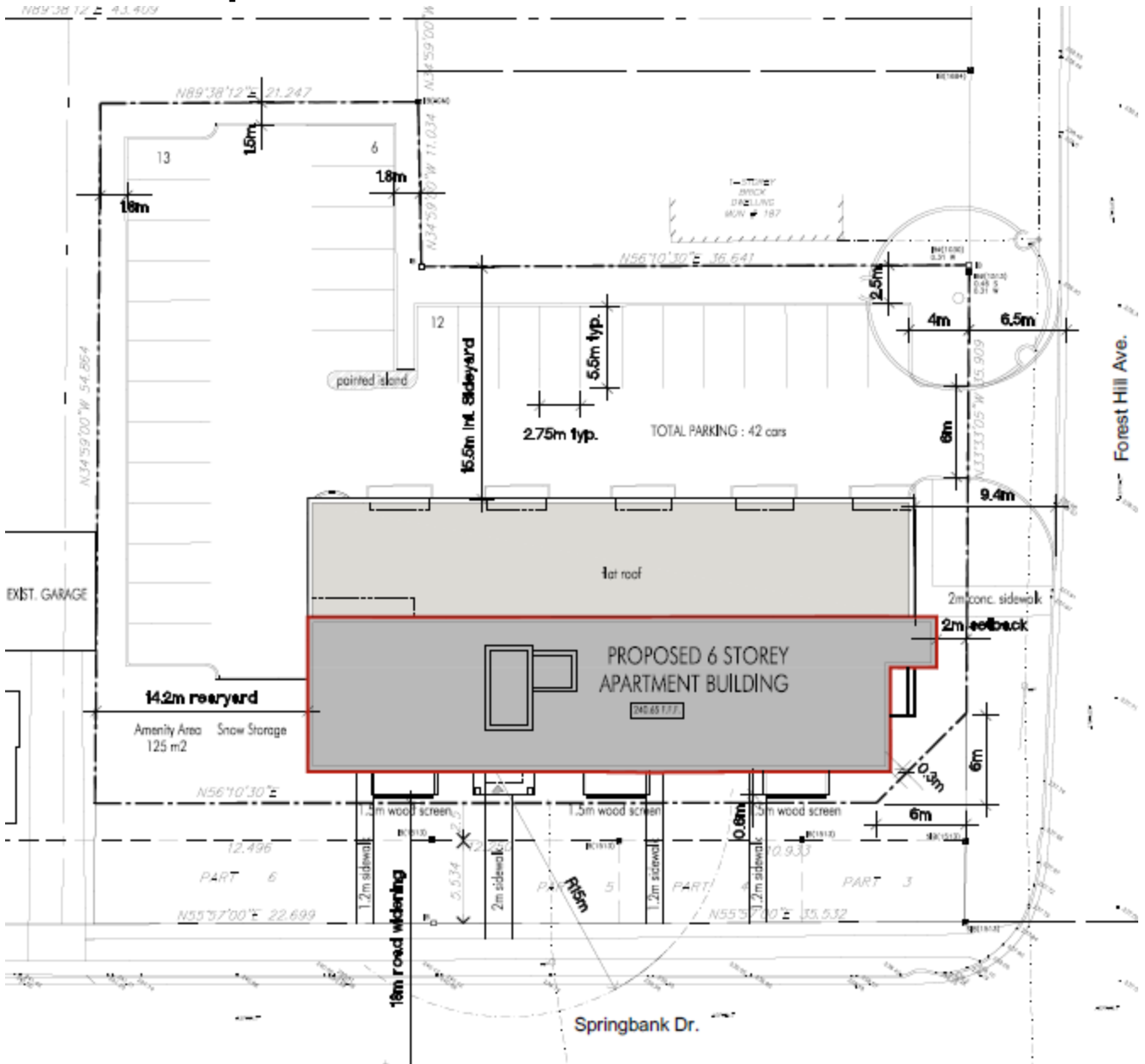
For more information go to <http://elto.gov.on.ca/tribunals/omb/about-the-omb/>.

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 or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



Site Concept Plan

Building Renderings



Conceptual Rendering –Springbank Drive perspective

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