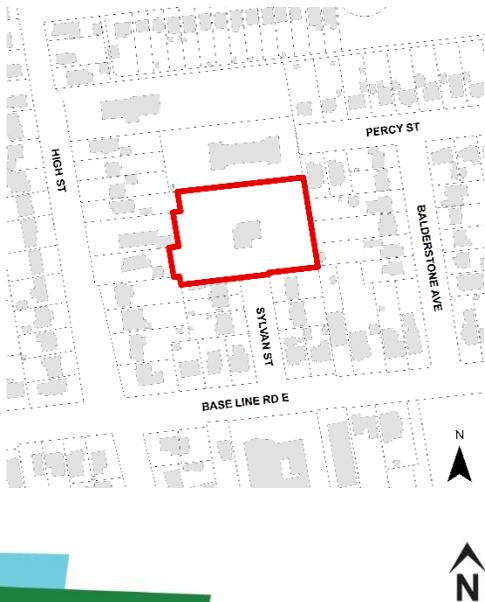


Site Plan Control Application

345 Sylvan Street



File: SPA21-112

Applicant: Housing Development Corporation (London)

What is Proposed?

Site Plan Approval to allow for the:

- Development of the subject lands, as shown on the attached plan. The Site Plan, as proposed, would result in 42 apartments in a three-storey building.

Public Meeting

- The appropriateness of the proposed Site Plan will be considered at a future meeting of the Planning and Environment Committee. **You will receive another notice inviting you to attend this meeting.**

YOU ARE INVITED!

Further to the Notice of Application you received on December 20, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, January 31, 2022, no earlier than 4:30 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Leif Maitland

Imaitlan@london.ca

519-661-CITY (2489) ext. 1517

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,

London ON PO BOX 5035 N6A 4L9

File: SPA 21-112

To speak to your Ward Councillor:

Stephen Turner

sturner@london.ca

519-661-CITY (2489) ext. 4011

Application Details

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

Current Zoning

Zone: R8-4(68)

Permitted Uses: Apartment buildings; Handicapped person's apartment buildings; Lodging house class 2; Stacked townhousing; Senior citizen apartment buildings; Emergency care establishments; and, Continuum-of-care facilities.

Special Provision(s): a lot frontage of 20m; 22 vehicular parking spaces; an accessory structure in the front yard; and, a minimum unit size of 41 sq. m for one-bedroom units subject.

Residential Density: 75 units per hectare

Height: 13.0m

Holding Provisions

The purpose of the "h-5" holding provision is to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13*, prior to the removal of the "h-5" symbol.

How Can You Participate in the Planning Process?

Please send written comments by mail or email your comments by January 16, 2022 if possible to the Site Development Planner, Leif Maitland in Development Services, 6th Floor City Hall at lmaitlan@london.ca.

Written comments may be mailed to Development Services, City of London, P.O. Box 5035, London ON, N6A 4L9. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. 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](#) 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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at www.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 location and times where the application can be viewed.

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 Site Plan 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 site plan application, 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.

Applicant's Right to Appeal to the Local Planning Appeal Tribunal

The Planning Act stipulates the Applicant has right of appeal to the Local Planning Appeal Tribunal (LPAT) if the Municipality fails to approve plans within 30 days of receiving a submission, or if the applicant disagrees with any of the conditions for site plan approval imposed by the City (S41.12). The City of London has established a goal of releasing the Conditions for Site Plan Approval package within 30 days, or where possible approving applications. This timeline, however, may not be feasible on complex applications. Applicants should also be aware that this timeline will not apply to applications where a Zoning By-law Amendment or a Site Plan Public Meeting is incorporated into the schedule. Every development application is unique; however, through open discussion and addressing issues early in the process, significant reductions in schedule are possible. Every attempt will be made to adhere to, or even shorten, the target timelines.

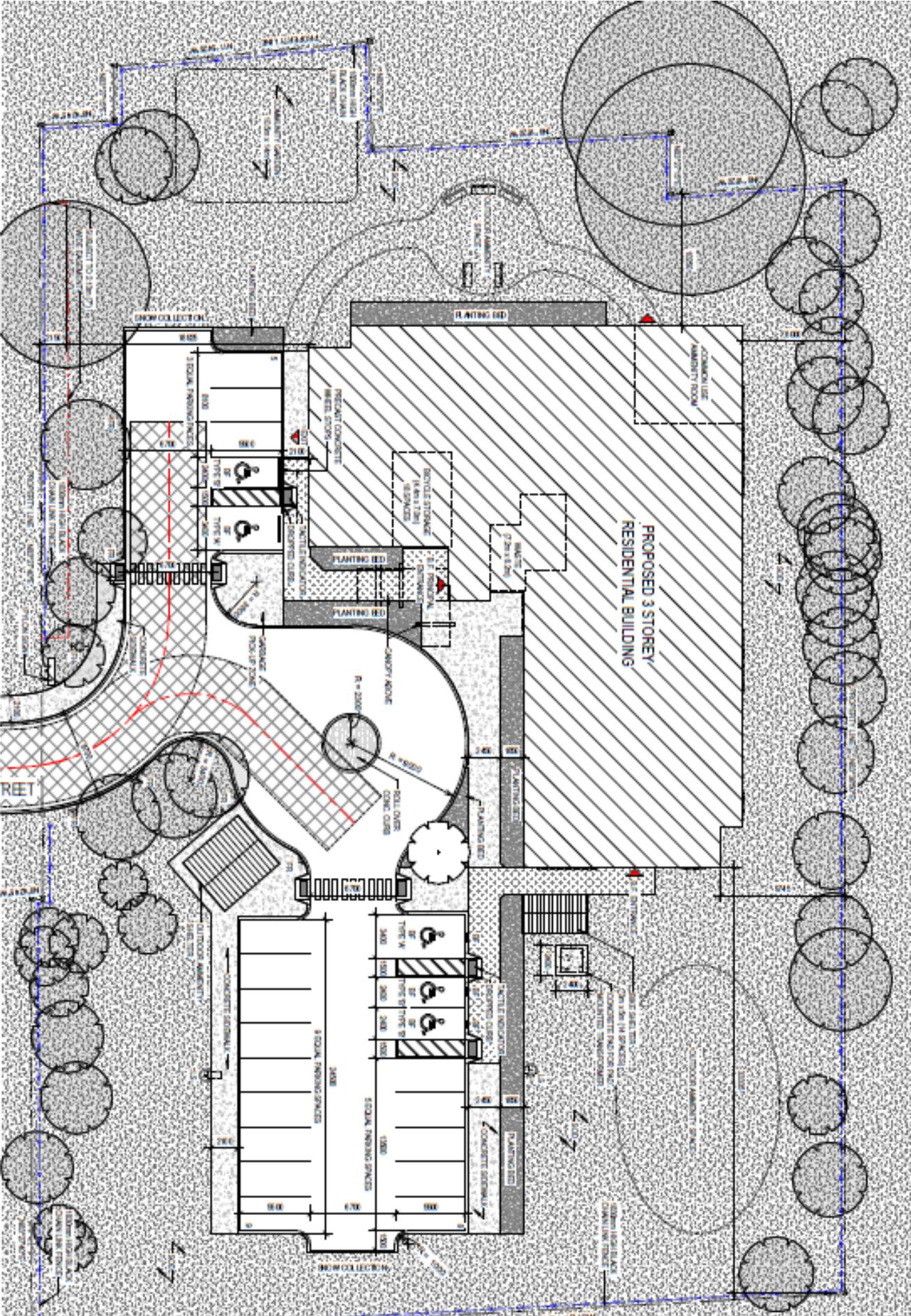
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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

Site Plan



Site Plan

Renderings



Rendering: View from main entrance looking north.



Rendering: View from east property line looking west.



Rendering: View from west property line looking east.

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



Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

Please refer to the public meeting notice for all options available for you to participate in the planning process.

Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Pre-registered speakers will be given priority access to entering City Hall. Speakers will be limited to five minutes of verbal presentation.
 - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing PPMClerks@london.ca** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.¹
 - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

¹ Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act*, 1990 RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.