



NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

415-421 Boler Road



File: Z-9536

Applicant: Strik Baldinelli Moniz

What is Proposed?

Zoning amendment to:

- A 6-storey, 90-unit, residential apartment building with parking.
- Special provisions are requested to permit an increased density and height and to permit decreased side yard and front yard setbacks

LEARN MORE & PROVIDE INPUT

Please provide any comments by **August 31, 2022**

Anusha Singh

asingh@london.ca

519-661-CITY (2489) ext. 7153

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9536

london.ca/planapps

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

Anna Hopkins

ahopkins@london.ca

519-661-CITY (2489) ext. 4009

**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: August 10, 2022

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential (R1-8) to a Residential (R8-4) Zone to permit a 6-storey, 90-unit, residential apartment building with parking. Special provisions are requested to permit the proposed density, height, side yard setbacks and front yard setback

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential (R1-8)

Permitted Uses: Single Detached Dwellings

Requested Zoning

Zone: Residential (R8-4)

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

Special Provisions: To permit a front yard setback minimum of 1.3 metres; an exterior yard depth minimum of 0.4 metres; an interior yard depth minimum of 3.8 metres; a height maximum of 23 metres; and a maximum density of 202 units per hectare.

The City may also consider additional special provisions.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are located in the Neighbourhoods Place Type of The London Plan the Neighbourhoods Place Type is intended to promote intensification that will respect the existing neighbourhood character while providing strategic ways to accommodate development to improve our environment, support local businesses, enhance our physical and social health, and create dynamic, lively, and engaging places to live. The Neighbourhoods Place Type also encourages a diversity of housing choices that allow for affordability and opportunity for people to remain in their neighbourhoods as they age.

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.

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
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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 Planning & Development 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 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. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the Neighbourgood website. 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. 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 Ontario Land Tribunal

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of condominium before the approval authority gives or refuses to give approval to the draft plan of condominium, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Site Concept



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

Building Renderings



View standing at the intersection of Boler Road and Byron Baseline Road facing northwest



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