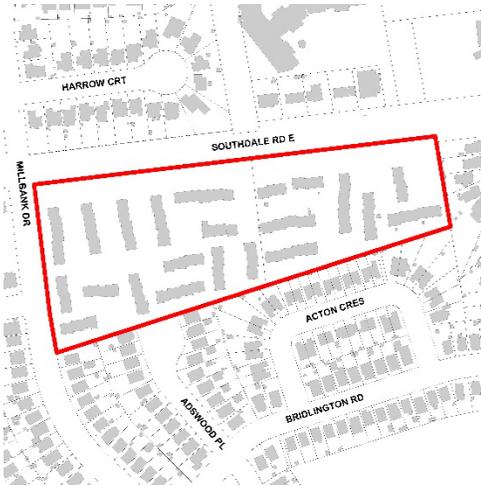


NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

931-1225 Southdale Road East



File: Z-9544

Applicant: London and Middlesex Community Housing

What is Proposed?

Zoning amendment to allow:

- 3 six-storey apartment buildings with 167 units in total.
- Community and office space in the ground-level of the new apartment buildings.
- 98 existing townhouses to be maintained.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 21, 2022**

Planner: Leif Maitland – Email: lmaitlan@london.ca

519-661-CITY (2489) ext. 1517

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9544

london.ca/planapps

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

Steven Hillier

shillier@london.ca

519-661-CITY (2489) ext. 4014

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential R5 (R5-5) Zone and Daycare (DC) Zone to a Residential R8 Special Provision (R8-4(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

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

Current Zoning

Zone: Residential R5 (R5-5)

Permitted Uses: Cluster townhouse dwellings; and Cluster stacked townhouse dwellings

Special Provision(s): A Daycare (DC) Zone applies to a portion of the site

Height: 12.0m

Requested Zoning

Zone: Residential R8 Special Provision (R8-4(_)) Zone

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

Height: 18 m (through special provision)

Special Provisions: 1.0m minimum front yard setback with projections for balconies up to 0.0m; 18.0m maximum height; and, permissions for addition INSTITUTION; OFFICE and COMMUNITY CENTRE uses.

The City may also consider additional special provisions upon the review process of the application.

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 Neighbourhoods fronting onto an Urban Thoroughfare.

The subject lands are in the Neighbourhoods Place Type in The London Plan, fronting onto an Civic Boulevard (Southdale Road East) and a Neighbourhood Connector (Millbank Drive) permitting retail, service and office floor area with a total floor area of 200m².

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 Clerk of the Committee.

Right to Appeal to the Ontario Land 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 Ontario Land 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 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



Site Concept Plan



BUILDING A + B + C (BUILDINGS + PEDESTRIAN GATEWAY PERGOLA + PARKING)

3D Rendering of Concept (viewed from north west)

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