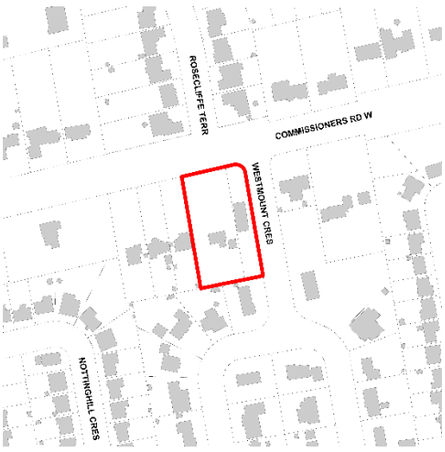
PUBLIC MEETING NOTICE

Zoning By-law Amendment

608 Commissioners Road West



File: Z-9516
Applicant: 608 Commissioners Inc. (c/o Copia Developments)

What is Proposed?

Zoning amendment to allow:

- 6-storey apartment building with stepbacks consisting of 95 residential units at 215 units per hectare.
- Special zoning provisions for height and density.

YOU ARE INVITED!

Further to the Notice of Public Meeting November 10, 2022, you are invited to attend another public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, January 30, 2023, no earlier than 4:30 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Alanna Riley
ariley@london.ca
519-661-CITY (2489) ext. 4579
Planning & Development, City of London,
300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: Z-9516

london.ca/planapps

To speak to your Ward Councillor:

Councillor Paul Van Meerbergen
pvanmeerbergen@london.ca
519-661-CITY (2489) ext. 5345

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: January 11, 2023

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-9) Zone to a Residential R5 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 R1 (R1-9)
Permitted Uses: A single detached dwelling
Special Provision(s): n/a
Residential Density: one residential dwelling on one lot
Height: Maximum 12.0 metres

Requested Zoning
Zone: Residential R8 Special Provision (R8-4(_)) Zone
Permitted Uses: apartment buildings, lodging house class 2, senior citizen's apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities
Special Provision(s): A height of 22.0 metres whereas 12.0 metres is required; and density of 215 units per hectare whereas 75 units per hectare is permitted.
Residential Density: maximum 215 units per hectare
Height: Maximum 22.0 metres

The City may also consider a maximum front yard depth and other measures to ensure suitable development regulations for the site.

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, Medium Density Residential in the 1989 Official Plan, which permits multiple attached dwellings, such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged as the main uses. as the main uses.

The subject lands are in the Neighbourhoods Place Type on a Neighbourhood Connector in The London Plan, permitting single and semi-detached dwellings, duplexes, triplexes and townhouses.

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 public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will 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 official plan amendment and/or 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 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 Ontario Land 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 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/.

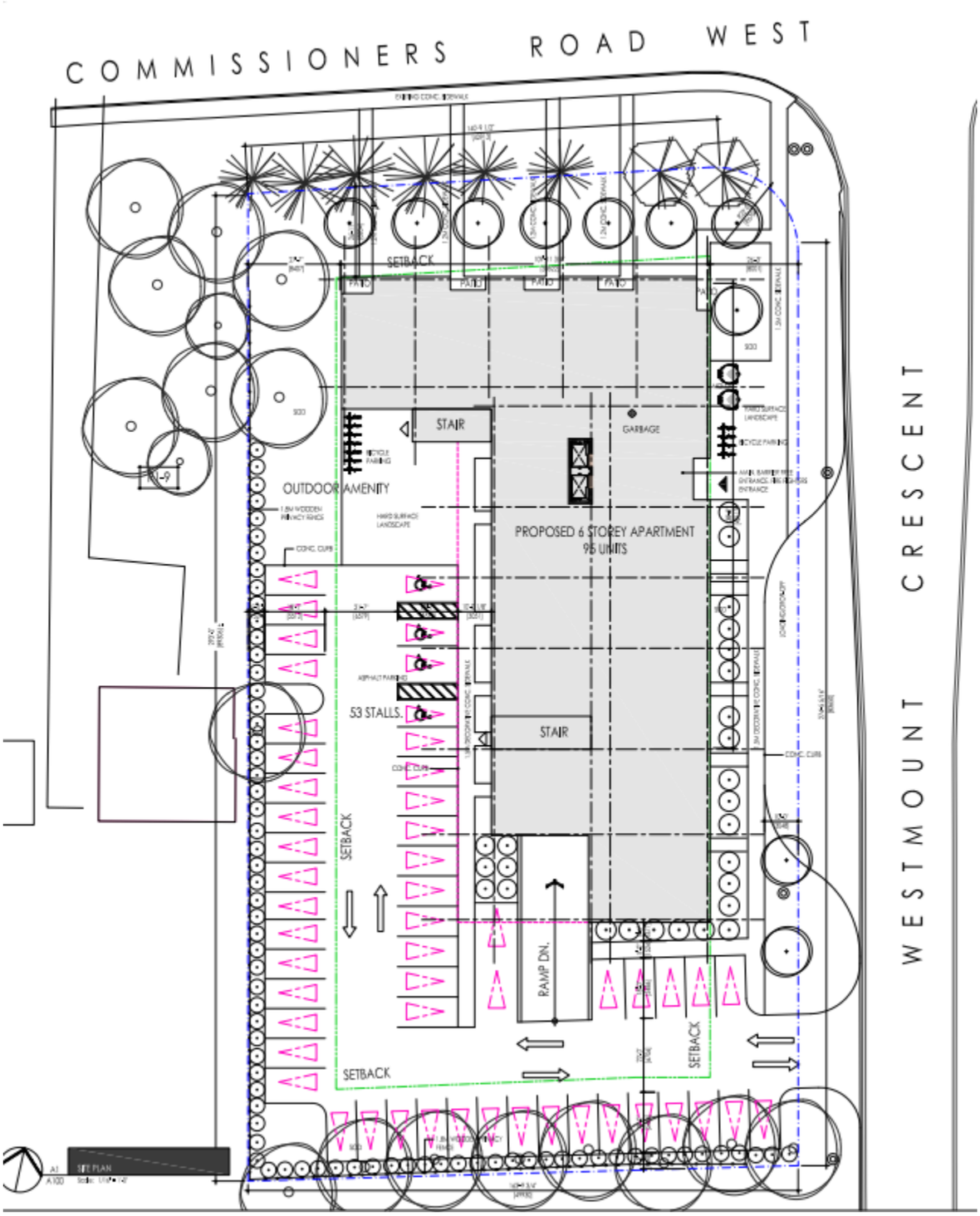
Notice of Collection of Personal Information

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, City Clerk, 519-661-CITY(2489) ext. 5590.

Accessibility

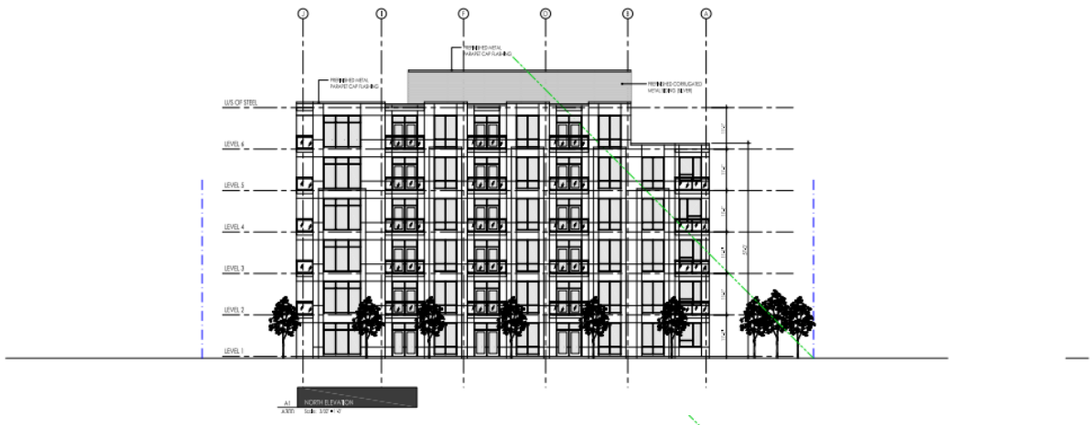
Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

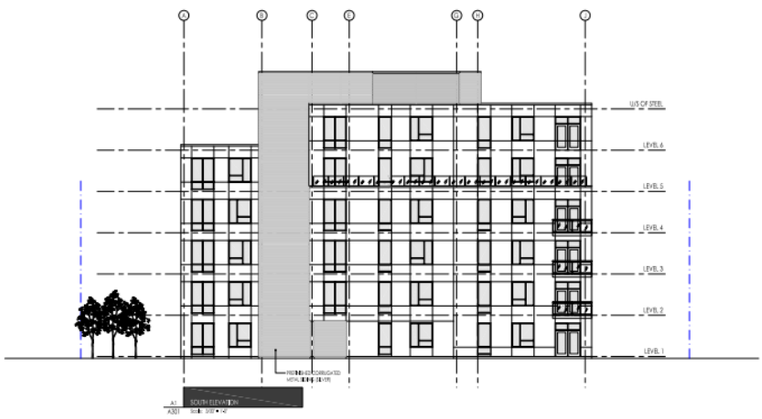
Site Concept



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

Building Elevations





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