



# NOTICE OF PLANNING APPLICATION

## Site Plan Control Application

### 257-263 Springbank Drive



**File: SPA23-020**

**Applicant: 869797 Ontario Limited c/o Zelinka Priamo**

#### 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 the development of a 6-storey apartment building containing 38 residential units.

#### 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.**

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **April 26, 2023**

Melanie Vivian

mvivian@london.ca

519-661-CITY (2489) ext. 7547

Planning & Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: SPA23-020

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

Councillor Skylar Franke

sfranke@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.**

Mail Out Date of Notice: April 5, 2023

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](https://london.ca/planapps).

## **Current Zoning**

**Zone:** Holding Residential R9 Special Provision (h-5\*R9-7(32)) Zone

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

**Special Provision(s):** North Interior Side Yard Setback of 15.5 metres minimum; Exterior Side Yard Setback of 0.3 metres minimum; Front Yard Setback of 2.0 metres minimum; Parking Rate of 1.0 spaces per unit; Height (Northerly Portion) of 5-storeys-20 metres; Height (Southerly Portion) 6-storeys-23 metres; Density of 137 units per hectare; and a Balcony Projection maximum of 0.6 metres from the lot line.

**Residential Density:** 137 units per hectare (38 units proposed for a density of 137 units per hectare)

**Height:** Northly Portion – 5-storeys – 20 metres; Southerly Portion – 6-storeys – 23 metres

## **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 call in or email your comments by Wednesday April 26, 2023 if possible to the Site Development Planner, Melanie Vivian in Planning & Development, 6<sup>th</sup> Floor City Hall at 519-661-2489 ext. 7547, or [mvivian@london.ca](mailto:mvivian@london.ca). Written comments may be mailed to Planning & Development, 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.

### **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](https://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 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](https://www.neighbourgood.ca) 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 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](mailto: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 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.

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

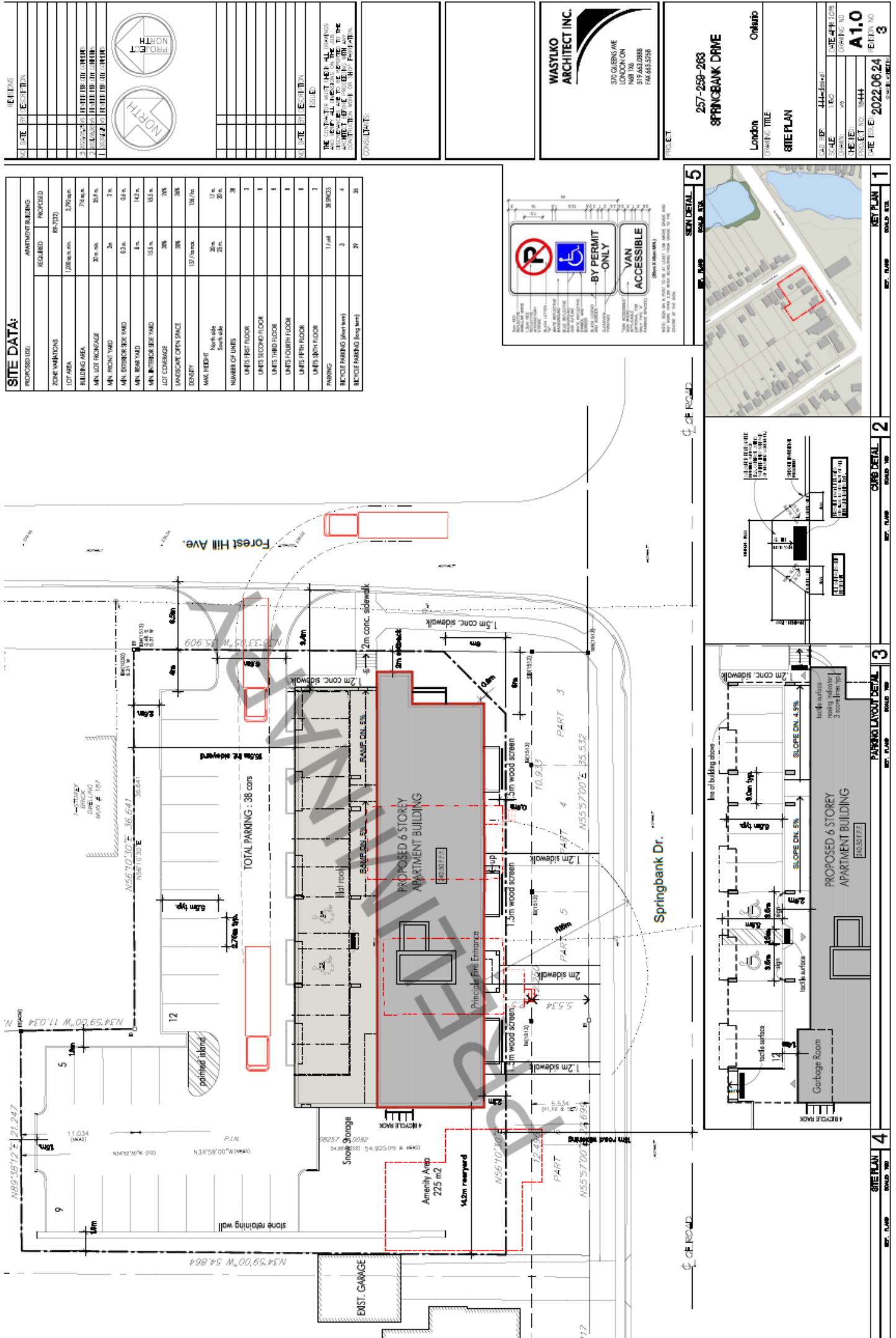
## Notice of Collection of Personal Information

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

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [plandev@london.ca](mailto:plandev@london.ca) to request any of these services.

# Site Plan



Concept site plan



