

Zoning By-Law Amendment

3480 Morgan Avenue



File: Z-9531

Applicant: Sifton Properties Limited

What is Proposed?

Zoning amendment to allow:

- Residential uses of apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, and continuum-of-care facilities uses; and
- Special provisions for minimum front, interior and rear exterior side yard setbacks, minimum landscaped open space, maximum height, and maximum density.

YOU ARE INVITED!

Further to the Notice of Application you received on August 4, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, May 1, 2023, no earlier than 4:00 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:

Alison Curtis
acurtis@london.ca
519-661-CITY (2489) ext. 4497
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9531

london.ca/planapps

To speak to your Ward Councillor:

Paul Van Meerbergen
pvanmerbergen@london.ca
519-661-CITY (2489) ext. 4010

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.

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Holding Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•CSA5(3)) 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: Holding Community Shopping Area Special Provision (h•h-11•h-63•h-82•h-95•h-100•h-105•h-135•CSA5(3)) Zone

Permitted Uses: assembly halls; automotive uses, restricted; bake shops; clinics; commercial parking structures and/or lots; commercial recreation establishments; convenience service establishment; day care centers; duplicating shops; financial institutions; home and auto supply stores; institutions; medical/dental offices; offices; patient testing centre laboratories; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; supermarkets; taverns; video rental establishments; brewing on premises establishments; cinemas; commercial schools; and private schools.

Special Provision(s): uses may be in stand-alone buildings and not form part of a shopping center, minimum front yard setback of 3.0 meters, and minimum exterior side yard setback of 3.0 meters

Height: maximum height of 12 meters

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 uses.

Special Provision(s): a minimum front yard setback of 3.3 metres, a minimum interior side yard setback of 2.2 metres, a minimum rear yard setback of 4.5 metres, a minimum landscaped open space of 27 percent, a maximum height of 14 metres, and a maximum density of 87 units per hectare.

Residential Density: a maximum density of 87 units per hectare, whereas 75 is permitted

Height: a maximum height of 14 meters, whereas 13 is permitted

The City may also consider the use of holding provisions and height provisions in the zoning.

This property is also the subject of an application for Site Plan Approval (File # SPA22-059).

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 in the Shopping Area Place Type in The London Plan, permitting a broad range of retail, service, office, entertainment, creational, educational, institutional, and residential uses. Mixed used building are encouraged.

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 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 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 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 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 by April 24, 2023, to request any of these services.

Building Renderings



Proposed Renderings for Stacked Townhouses

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