

Zoning By-Law Amendment

1900-1902 Trafalgar Street & 159 Clarke Road



File: Z-9604

Applicant: 2323225 Ontario Inc.

What is Proposed?

Zoning amendment to allow:

- A two-storey mixed use apartment complex consisting of 9 commercial units on the ground floor and 9 residential units on the second floor.
- Special provisions are requested for lot frontage and a reduction to commercial parking spaces.

YOU ARE INVITED!

Further to the Notice of Application you received on April 20, 2023, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, July 17, 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:

Brent House
519-661-CITY (2489) ext. 4078
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9604

london.ca/planapps

To speak to your Ward Councillor:

Councillor Shawn Lewis
slewis@london.ca
519-661-CITY (2489) ext. 4002

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

A Zoning By-law Amendment is required to permit a two-storey mixed use apartment complex consisting of 9 commercial units on the ground floor and 9 residential units on the second floor. The request is for the subject lands to re-zone FROM a Residential (R3-2) & Convenience Commercial (CC3) Zone TO a Neighbourhood Shopping Area (NSA3) Zone with special provisions for a reduction of commercial parking spaces and lot frontage. Changes to the currently permitted land uses and development regulations are summarized below..

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

Current Zoning

Current Zoning

Zone: Residential R3 (R3-2) & Convenience Commercial (CC3)

Permitted Uses: Single-detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, converted dwellings, fourplex dwellings, convenience service establishments without a drive-through facility, convenience stores without a drive-through facility, financial institutions without a drive-through facility, personal service establishments without a drive-through facility, convenience stores, without a drive-through facility, with gas bars.

Height: 10.5 metres

Requested Zoning

Zone: Neighbourhood Shopping Area (NSA3)

Permitted Uses: Bake shops, catalogue shops, clinics, convenience service establishments, day care centres, duplicating shops, financial institutions, food stores, libraries, medical/dental offices, offices, personal service establishments, restaurants, retail stores, service and repair establishments, studios, video rental establishments, brewing on premises establishments, an apartment building with any or all of the other permitted uses on the first and/or second floor.

Special Provision(s): To permit a lot frontage of 39 metres, whereas 40 metres is the minimum required, and to permit 46 commercial parking spaces, whereas 58 spaces is required.

Height: 8 Metres

Density: 54.3 Units Per Hectare

The City may also consider special provisions for minimum front yard setback, minimum exterior side yard setback, minimum landscaped open space and west and north interior side yard setbacks.

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 Neighbourhoods Place Type fronting an Civic Boulevard in The London Plan, permitting a broad range of residential uses including mixed-use development where two Civic Boulevards intersect (Trafalgar Street & Clarke Road).

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/>.

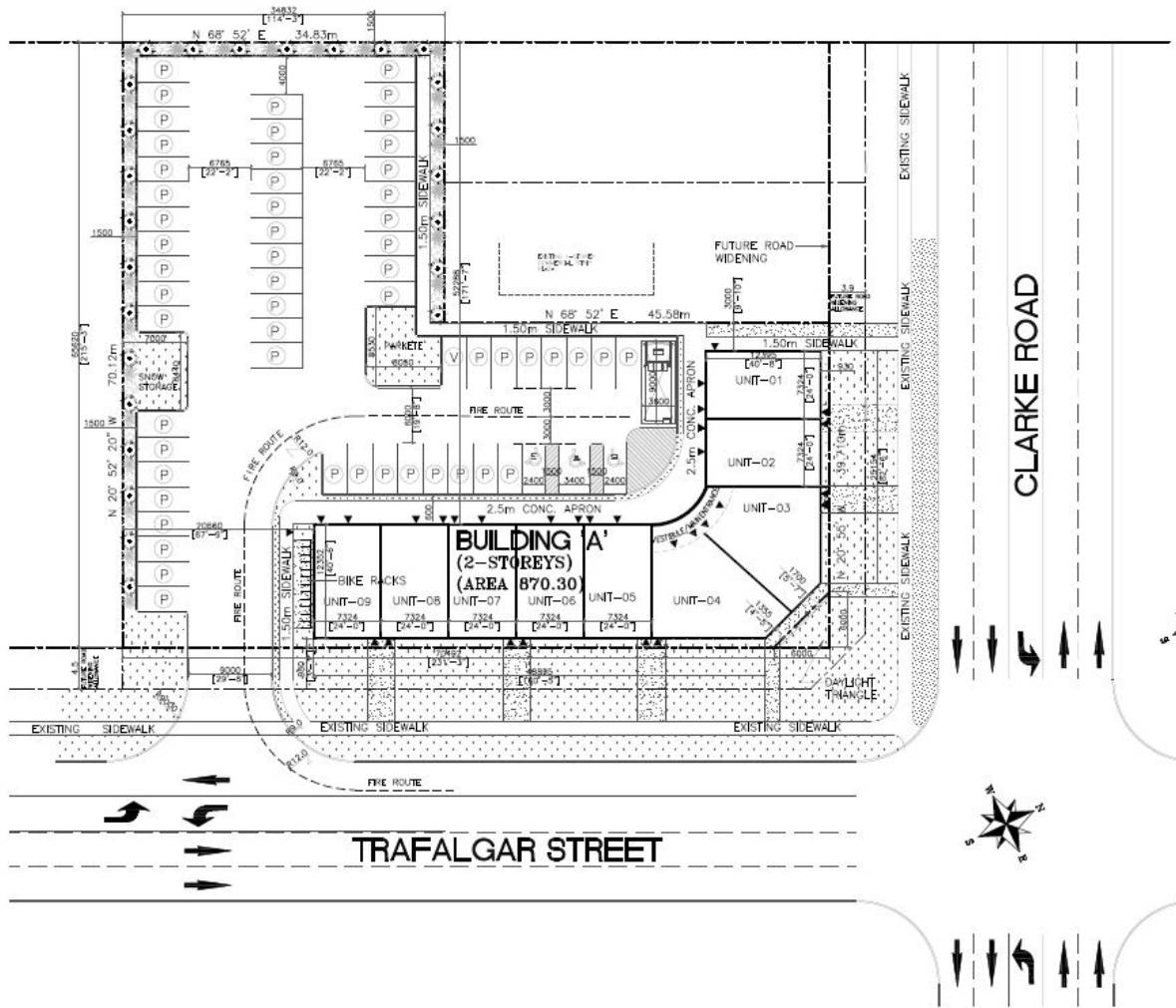
Notice of Collection of Personal Information

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

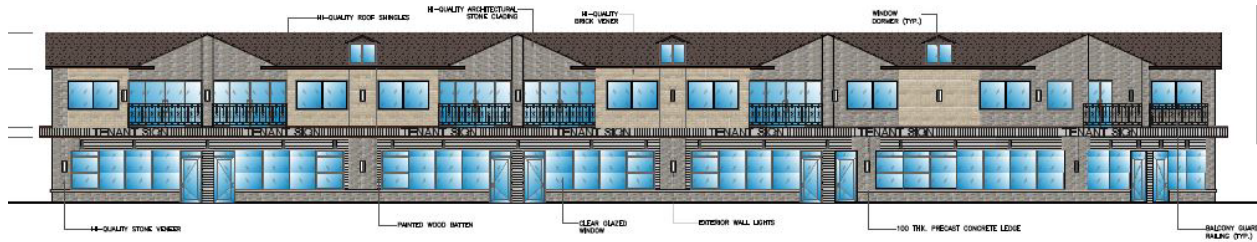
The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by Monday, July 10th, 2023 to request any of these service

Site Concept

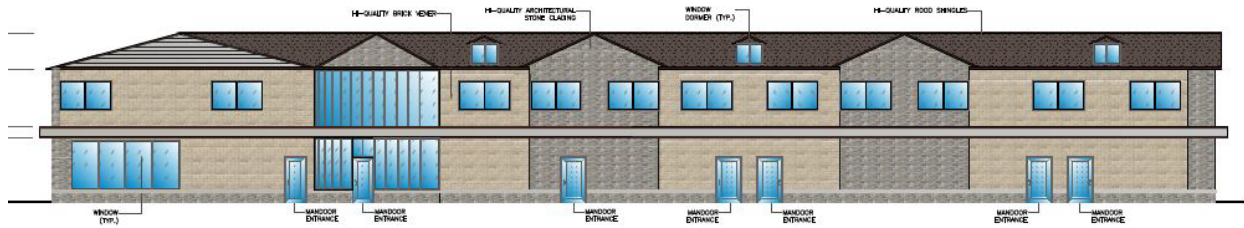


Site Plan

Building Renderings



BUILDING FRONTAGE ELEVATION



REAR BUILDING ELEVATION

Building Elevations

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