



NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Zoning By-law Amendment

3637 Colonel Talbot Road



File: Z-9664

Applicant: SOFCO Properties

What is Proposed?

Zoning amendment to allow:

- A 2.5 storey townhouse unit development with 30 units contained in 5 buildings;
- Retaining the existing single detached dwelling with a reduced lot area.

LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, January 9, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more accurate meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

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.

Please provide any comments by **November 20, 2023**

For more information contact:

Isaac de Ceuster
ideceust@london.ca
519-661-CITY (2489) ext. 3835
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9664

london.ca/planapps

To speak to your Ward Councillor:

Anna Hopkins
annahopkins@london.ca
519-661-CITY (2489) ext. 4009

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: October 25, 2023

Application Details

Requested Zoning By-law Amendment

To change the zoning from a holding Residential R1 (h-17*R1-16) Zone to a Residential R1 Special Provisions and Residential R5 Special Provisions (R1-14()*R5-2()) 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: Open Space (OS4) and Residential R1 (R1-16*h-17) Zone

Permitted Uses: Open Space: conservation lands, conservation works, golf courses without structures, private parks without structures, public parks without structures, recreational golf courses without structures, cultivation or use of land for agricultural/horticultural purposes, sports fields without structures. Residential R1: single detached dwelling

Residential Density: 30 units per hectare

Height: 12 metres

Requested Zoning

Zone: Residential R1 Special Provision (R1-14()R5-2()) Zone

Permitted Uses: R1-14: single detached dwelling; R5-2: cluster townhouse dwellings, stacked townhouse dwellings.

Special Provision(s): R1-14: a rear yard depth of 2.45 metres whereas 13.75 metres is the minimum required; a west interior side yard setback of 2.45 metres whereas 1.8 / 3 metres is the minimum required; a lot coverage of 28.2 % whereas 25.0 % is the maximum. R5-2: a lot coverage of 30.8 % whereas 30.0 % is the maximum.

Residential Density: 27 units per hectare

Height: 12 metres/2.5 storeys

The City may also consider a different base zone, the use of holding provisions, and/or additional special provisions.

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 a Civic Boulevard. This Place Type permits a range of residential uses including single detached, semi-detached, duplex, converted dwellings, townhouses, additional residential units, home occupations, group homes, triplexes, small-scale community facilities, stacked townhouses, fourplexes, low-rise apartments, emergency care establishments, rooming houses and supervised correctional residences. The subject lands are also with the Southwest Area Secondary Plan (SWAP), specifically the Lambeth Residential Neighbourhood which permits minimum density of 15 units per hectare and a maximum density of 30 units per hectare. Townhouse development is permitted within the Low-Density Residential designation of the Southwest Area Secondary Plan.

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.

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 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

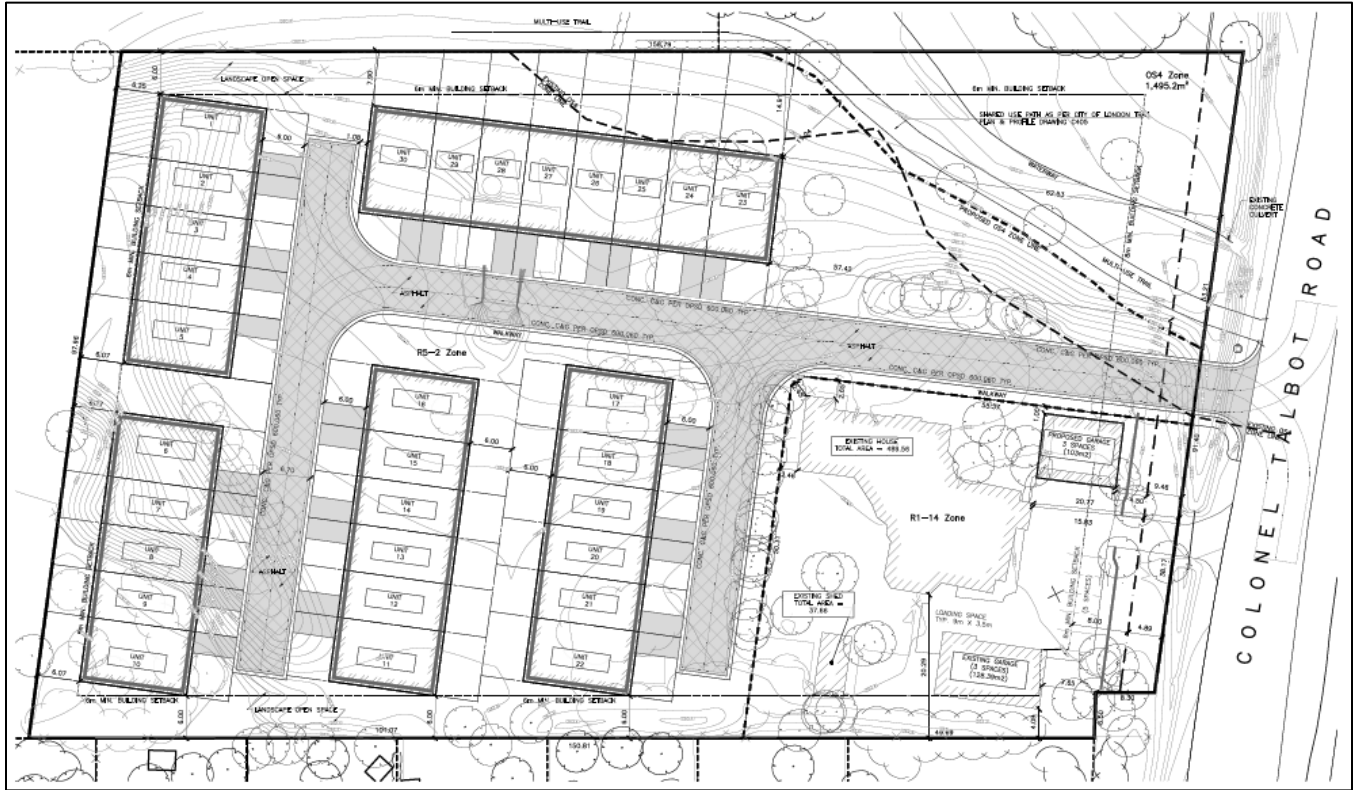
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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, 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 September 25, 2023 to request any of these services.

Site Concept



Site concept – October 2023

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

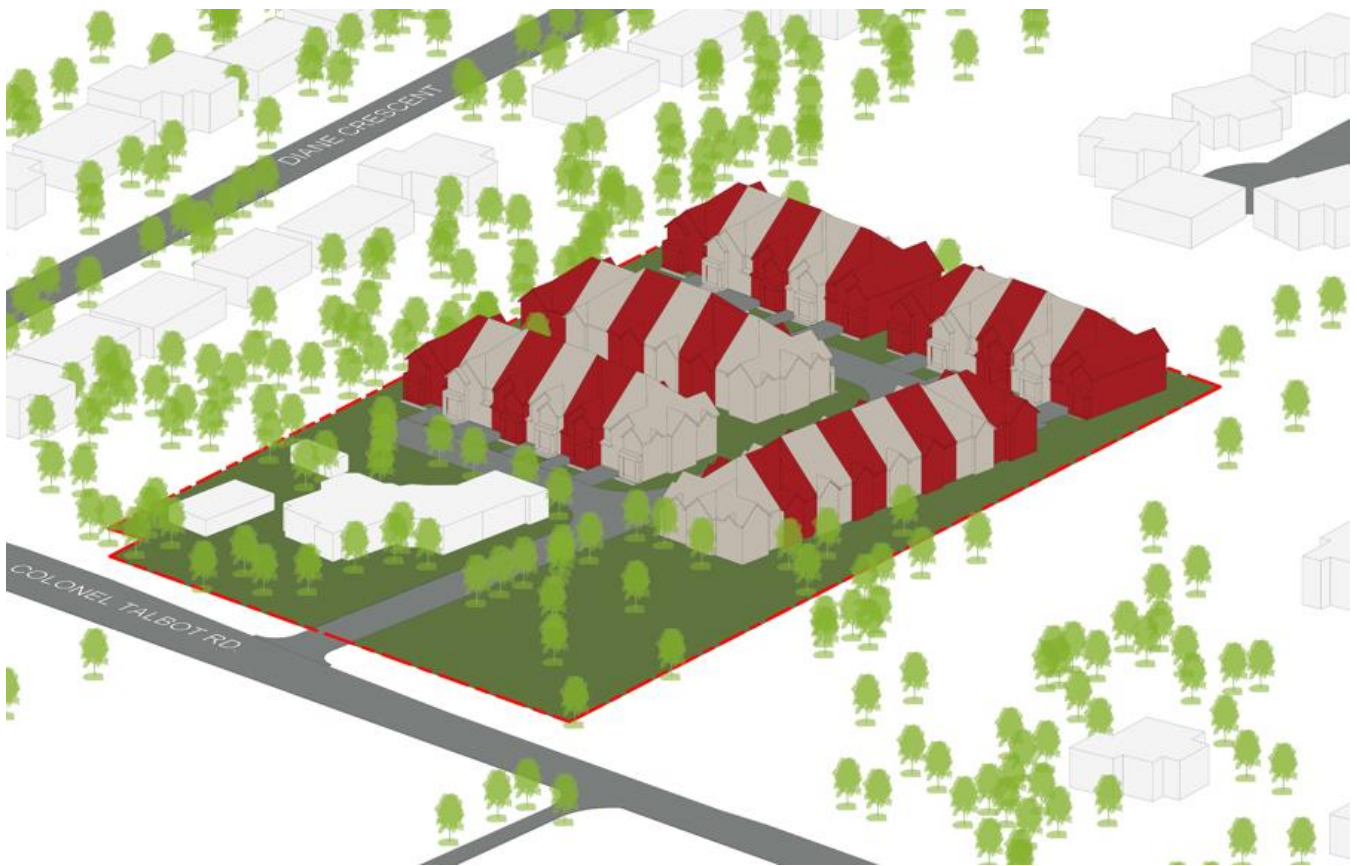
Building Renderings



Elevation front façade townhouse development



Elevation rear façade townhouse development



3D view 3637 Colonel Talbot Road looking southwest.

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