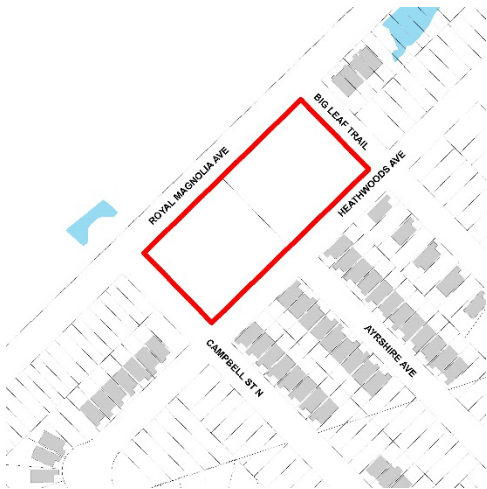




NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Official Plan and Zoning By-law Amendments

6555 & 6595 Royal Magnolia Avenue



File: OZ-9702

Applicant: W3 Lambeth Farms Inc. (c/o Strik Baldinelli Moniz Ltd.)

What is Proposed?

Official Plan and Zoning amendments to allow:

- Two, six-storey mixed-used buildings with a total of 176 dwelling units and 200 square metres of commercial space.
- A site-specific amendment to the Neighbourhoods Place Types and to the Southwest Area Plan (Lambeth Area) to permit a maximum height of 6-storeys and density of 165 units per hectare.
- Special provisions are requested to facilitate the development.

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, April 30, 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 **March 11, 2024**

For more information contact:

Michaella Hynes
mhynes@london.ca
519-661-CITY (2489) ext. 4753
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-9702

london.ca/planapps

To speak to your Ward Councillor:

Councillor Anna Hopkins
ahopkins@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: January 26, 2024

Application Details

Requested Amendment to The London Plan (New Official Plan)

Possible amendment to the Neighbourhoods Place Type policies on a site-specific basis applied to the lands located at 6555-6595 Royal Magnolia Avenue, to permit a maximum height of 6-storeys for two apartment buildings on site with ground floor retail.

Possible amendment to the Southwest Area Secondary Plan, for the City of London Lambeth Area by adding a Specific Policy Area for the lands located at 6555-6595 Royal Magnolia Avenue in the City of London.

Requested Zoning By-law Amendment

Possible change to Zoning By-law Z.-1 FROM a Residential R8 Special Provision (R8-4(51)), Convenience Commercial Special Provision (CC6(120)) and Neighbourhood Facility Special Provision (NF1(17)) Zone TO a Residential R9 Special Provision (R9-7(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The complete Zoning By-law is available at www.london.ca/planapps.

Current Zoning

Zone: Residential R8 Special Provision (R8-4(51)), Convenience Commercial Special Provision (CC6(120)) and Neighbourhood Facility Special Provision (NF1(17)) Zone

Permitted Uses: Apartment buildings; Handicapped person's apartment buildings; Lodging house class 2; Stacked townhousing; Senior citizen apartment buildings; Emergency care establishments; Continuum-of-care facilities; Convenience service establishments without a drive-through facility; Convenience stores without a drive-through facility; Personal service establishments without a drive-through facility; Food stores without a drive-through facility; Restaurants, take-out, without a drive-through facility; Brewing on Premises Establishment; Convenience business service establishments without drivethrough facilities; Day care centres without drive-through facilities; Studios without drive-through facilities; Bake shops without drive-through facilities; Commercial schools without drive-through facilities; Florist shops without drive-through facilities; Pharmacies without drive-through facilities; and Restaurants, eat-in without drive-through facilities.

Height: 4-storeys

Density: 75 units per hectare

Requested Zoning

Zone: Residential R9 Special Provision (R9-7(_)) Zone

Permitted Uses: Apartment building; Lodging housing class 2; Senior citizen apartment buildings Handicapped person's apartment building; and Continuum-of-care facilities.

Special Provisions: Maximum height of 6-storeys, whereas 4-storeys is the maximum permitted; Maximum density of 165 units per hectare, whereas 75 units per hectare is the maximum permitted; non-residential uses shall be restricted to a location within an apartment building; the maximum total gross floor area for all non-residential uses shall be 200 metres square; drive-through facilities shall not be permitted; for the purpose of Zoning, the front lot line is deemed to be Royal Magnolia Avenue; and to permit Bake shop; Brewing on premises establishment; Convenience business service establishment; Convenience service establishments; Convenience stores; Day care centres; Florist shops; Food stores; Personal service establishments; Pharmacies; Restaurants, eat-in; Restaurants, take-out; and Studios as additional permitted uses.

Height: 6-storeys

Density: 165 units per hectare

The City may also consider the use of holding provisions, and additional special provisions to facilitate the proposed development.

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 in The London Plan, permitting a range of residential uses including triplexes; fourplexes; stacked townhouses; low-rise apartments; mixed-use buildings; and small-scale community facilities.

The subject lands are also located within the Southwest Area Secondary Plan (SWAP), and form part of the North Lambeth Neighbourhood, designated as Medium Density Residential.

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 notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. 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
- 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](https://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 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/>.

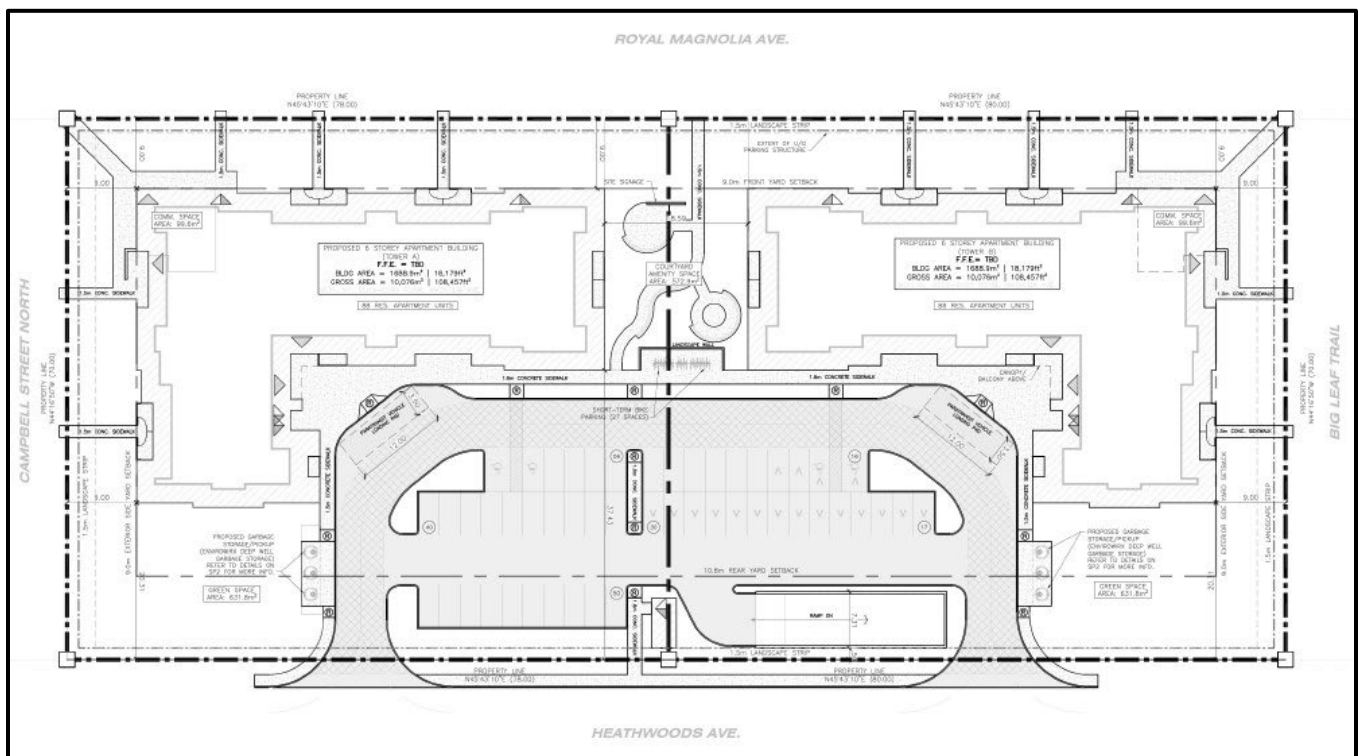
Notice of Collection of Personal Information

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 April 26, 2024, to request any of these services.

Site Concept



Elevations and Renderings





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