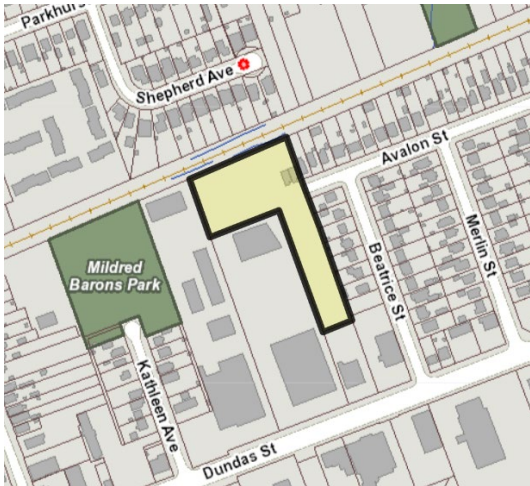


Revised Zoning By-law Amendment

1806 Avalon Street



File: Z-8283

Applicant: Darryl Neville

What is Proposed?

Zoning By-Law Amendment to rezone the property to a new site specific R6-5 zone with special provisions for:

- Reduced Minimum West & South Interior Side and Rear Yard Depths
- Prohibit Apartment Buildings, Stacked Townhouses, and Fourplexes
- Reduce permitted height from 12m to 9m
- Recognise the yards of existing buildings

The Zoning By-Law Amendment would permit:

- Four new 2-storey townhouse buildings with a total of 16 new residential units, in addition to the 2 existing single detached dwellings



LEARN MORE & PROVIDE INPUT

Please be notified that the public meeting originally scheduled for Monday, June 3, 2024 has been **CANCELLED and RESCHEDULED**. You are instead invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, June 11, 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.

For more information contact:

Michael Clark
mclark@london.ca
519-661-CITY (2489) ext. 4586
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-8283

london.ca/planapps

To speak to your Ward 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

Consideration of an amendment to the zoning by-law to change the zoning FROM a Residential R2 (R2-1(9) Special Provision Zone and a Residential R2 R2-3(3)) Special Provision Zone TO a Residential R6 (R6-5) Special Provision Zone. Changes to the currently permitted land uses and development regulations are summarized below. The Zoning By-Law Amendment would permit four new 2-storey townhouse buildings with a total of 16 new residential units, in addition to the 2 existing single detached dwellings.

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

Current Zoning

Zone: R2-1(9) & R2-3(3) Zone

Permitted Uses: Single detached dwelling; Semi-detached dwelling; Duplex dwelling; and converted dwelling (maximum 2 dwelling units).

Requested R6-5 Zoning

Zone: R6-5(_)

Special Provisions:

- Reduced Minimum Front Yard Depth: As Existing (3.6m)
- Reduced Minimum Rear and Interior Side Yard Depth: East: For all new buildings a minimum of 6.0m setback shall be required. The setback for existing dwellings shall be “as existing”.
South: 2.5m
West: 3.0m
- Reduced Maximum Height: 9.0 m
- Restricted Permitted Uses: Notwithstanding Section 10.2 5), Apartment Buildings, Fourplexes & Stacked Townhouse Dwellings shall not be permitted.

The City may also consider additional special provisions and holding 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. These lands are currently designated as Neighbourhoods Place Type in The London Plan.

The subject lands are in the Neighbourhoods Place Type, fronting on neighbourhood street (Avalon Street) in The London Plan. Contemplated permitted uses include single detached dwellings, semi-detached dwellings, and townhouses with a maximum height of 3 storeys.

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 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 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 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 do so.

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

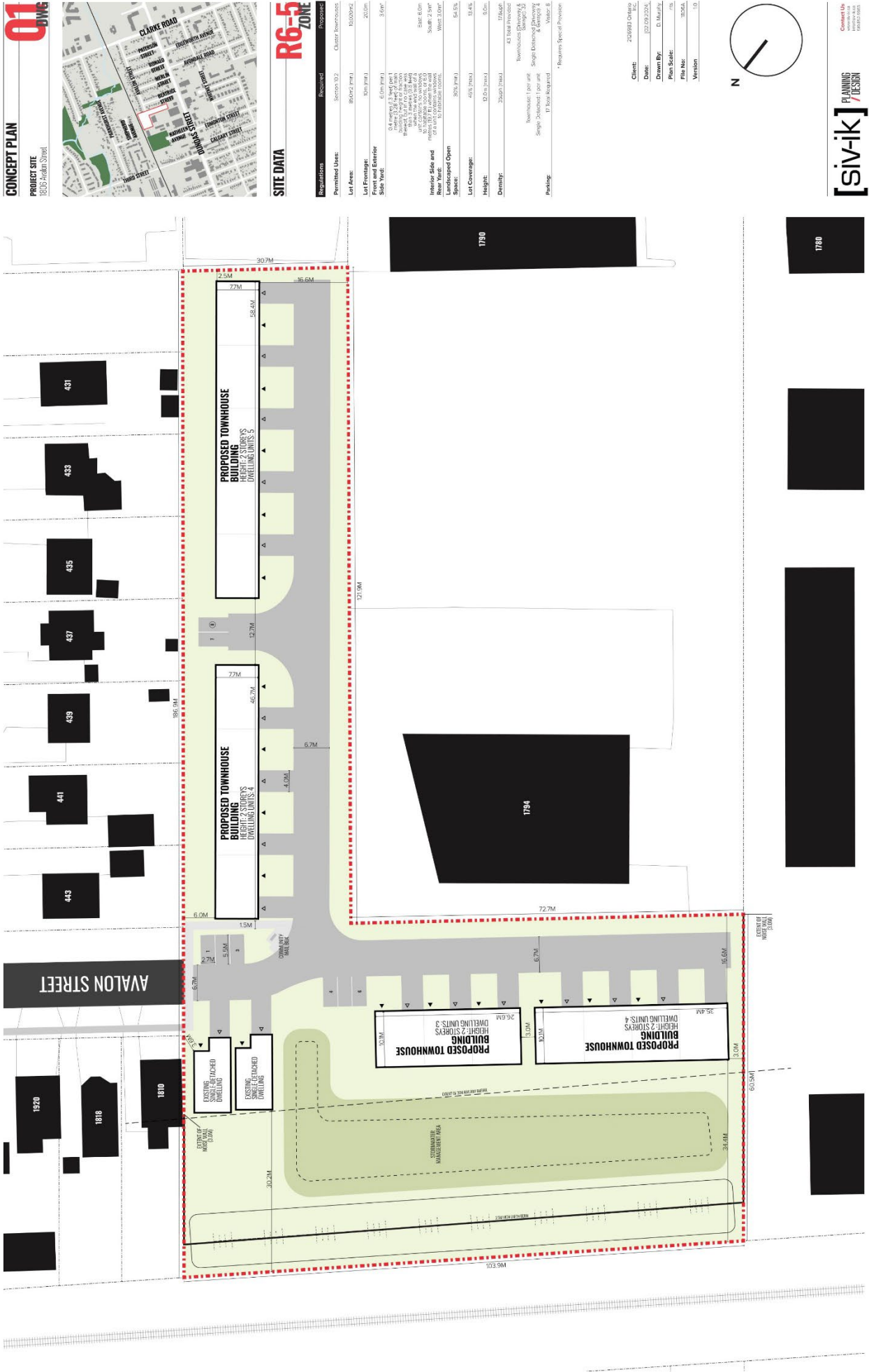
Notice of Collection of Personal Information

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 May 27, 2024 to request any of these services.

Site Concept



CONCEPT PLAN

PROJECT SITE
1806 Avalon Street

SITE DATA

REGULATIONS Required: R6-5 ZONE

PERMITTED USES: Cluster Townhouses

Lot Area: 16,032.3m²

Lot Frontage: 30m

Lot Depth: 53.45m

Lot Volume: 1,755.21m³

Lot Coverage: 50%

Height: 5.0m

Density: 40 Units

Setback: 1.0m

Notes: See R6-5 ZONE REGULATIONS for further details. This site plan shows the proposed layout of townhouses and associated infrastructure.

CLIENT: 210883 Ontario Inc.

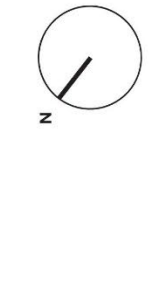
DATE: 02/09/2024

DRAWN BY: D. Huft

PLAN SCALE: 1/8" = 1'-0"

FILE NO.: 210883_01

VERSION: 1.0



[siv-ik] PLANNING DESIGN

CONTACT US:
3000 SHEPPARD AVENUE EAST
SUITE 100
SCARBOROUGH, ONTARIO M1S 1T5
CANADA
TEL: 416-291-1111
WWW.SIV-IK.COM

CONSENT NOTICE: This document is the property of Siv-ik Inc. It is to be used for the project and site only. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of Siv-ik Inc.

Figure 1. Site Concept Plan for 1806 Avalon Street.

Isometric Concept Plan

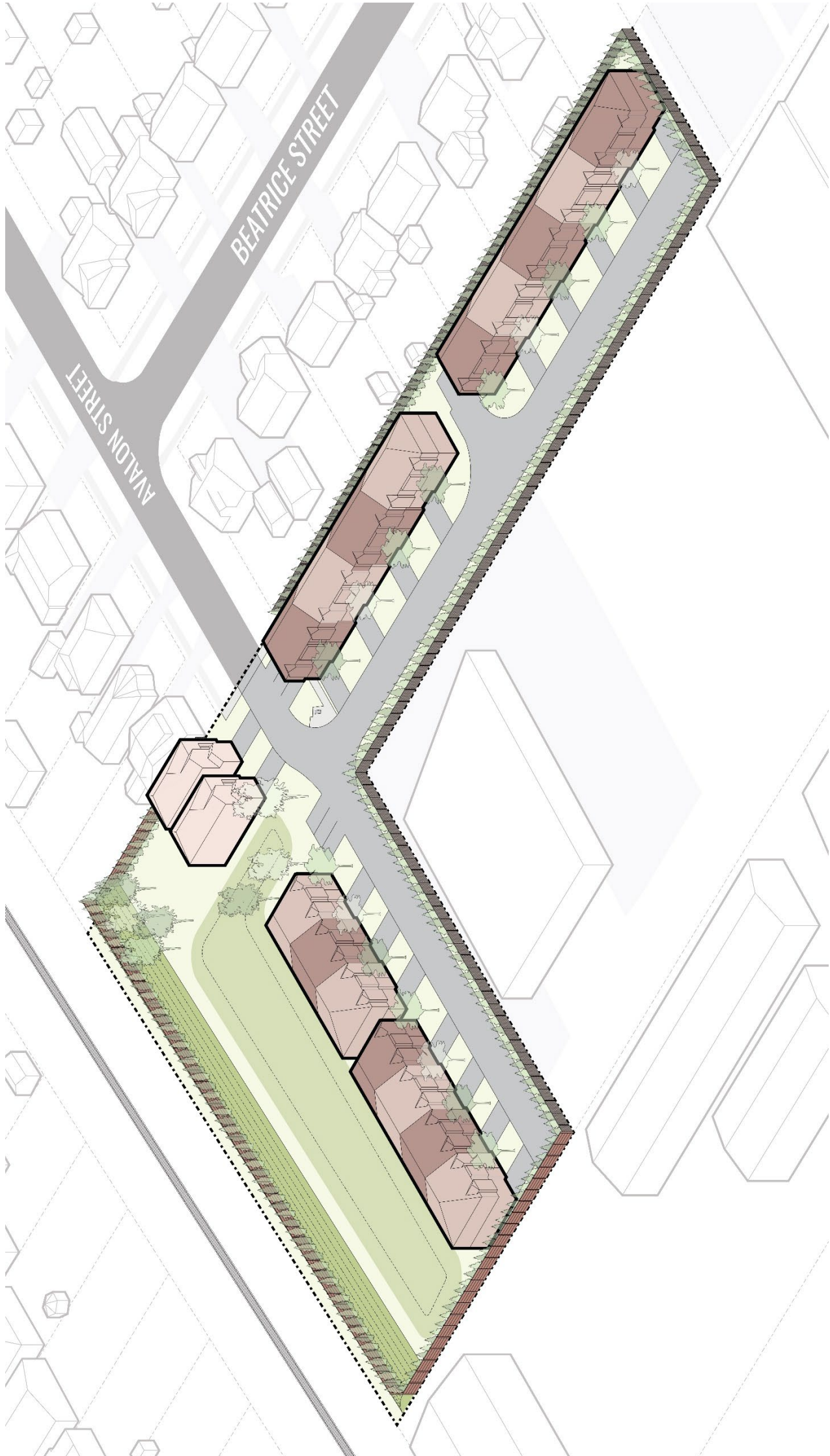


Figure 2. Isometric concept plan of existing single detached dwellings and 2-storey townhouse buildings proposed to be located at 1806 Avalon Street.