



# NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

## Zoning By-law Amendment

### 553 and 557 Upper Queen Street



**File: Z-9747**

**Applicant: Zelinka Priamo Ltd. c/o Matt Litwinchuk**

#### What is Proposed?

Zoning amendment to allow:

- Cluster townhouse development
- 2-storeys in height
- 28 residential units
- 62 parking spaces (2 per unit and 6 visitor parking stalls)

Further information regarding this application can be found at [london.ca/planapps](https://london.ca/planapps)

## LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

**Meeting Date and Time:** Tuesday, August 13, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise 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 or contact [pec@london.ca](mailto:pec@london.ca).

For consideration by Council, comments must be provided by **July 12, 2024**

For more information and/or to provide comments:

Melanie Vivian  
[mvivian@london.ca](mailto:mvivian@london.ca)  
519-661-CITY (2489) ext. 7547  
Planning & Development, City of London  
London ON PO Box 5035 N6A 4L9  
File: Z-9747

You may also discuss any concerns you have with your Ward Councillor:

Elizabeth Peloza  
[epeloza@london.ca](mailto:epeloza@london.ca)  
519-661-CITY (2489) ext. 4012

**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: June 24, 2024

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-9) Zone to a Residential R5 (R5-4) Zone with special provisions to implement the proposed development.

The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (i.e. height and/or density), and/or the use of holding provisions.

The London Plan and the Zoning By-law are available for review at [london.ca](http://london.ca).

At this time there are no other applications, under the Planning Act, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

## 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](mailto:docservices@london.ca).

## 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 by-law 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 proposed by-law 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.

\*Please see the *Planning Act* for updated appeal requirements.

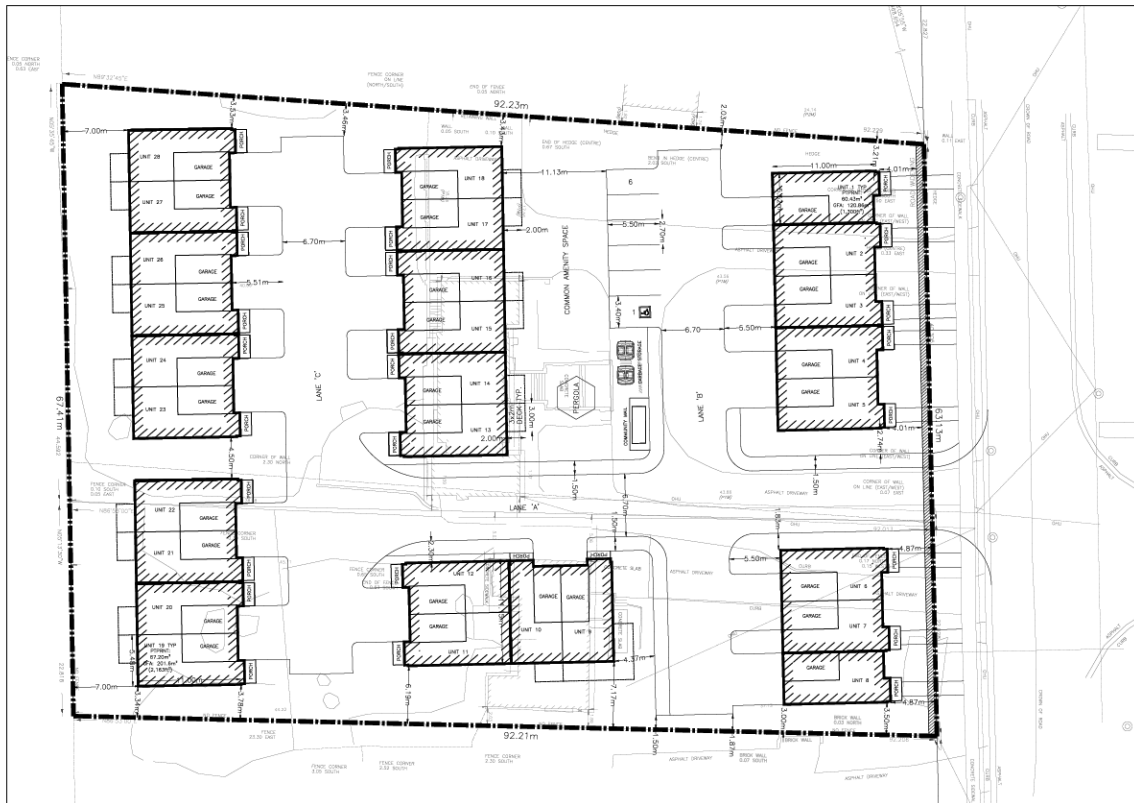
## Notice of Collection of Personal Information

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 Bridgette Somers, 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](mailto:plandev@london.ca) by August 6, 2024 to request any of these services.

# Site Concept



**KEY PLAN**

**CONCEPT 1  
OF  
PLAN 53 PT LOTS 20 & 22**

(GEOGRAPHIC TOWNSHIP OF LONDON)  
CITY OF LONDON  
COUNTY OF MIDDLESEX

**SITE STATISTICS**  
CURRENT ZONE: R1-1  
PROPOSED ZONE: R5-4(L)

	REQUIRED	PROPOSED
LOT AREA (m <sup>2</sup> )	1500 m <sup>2</sup>	6,144 m <sup>2</sup>
LOT FRONTAGE	30 m	63.13 m
LOT DEPTH	N/A	92.23 m
FRONT YARD SETBACK (m)	6.0 m	2.01 m*
REAR YARD SETBACK (m)	6.0 m	6.84 m*
LOT SETBACK (L) (m)	6.0 m	3.22 m*
LOT SETBACK (R) (m)	6.0 m	3.01 m*
LANDSCAPE AREA	400 m <sup>2</sup>	1000 m <sup>2</sup>
LOT COVERAGE	30%	43%
HEIGHT	12.0m	<10.0m
PARKING	0.5 spaces/unit	4 spaces = 13 spaces

\* DOES NOT INCLUDE WITH DRIVE

NO.	REVISION	DATE	INITIAL
1	ISSUED FOR PERMIT	5/25	MEL
2	REVISED PERMIT NO. 404	2/28	MEL

**MELCHERS DEVELOPMENTS**  
355-357 UPPER QUEEN ST

**ZELIMIA PRIMO LTD**  
A Professional Planning Practice  
210 Wellington Road, London, Ontario, N6C 4Y4  
Tel: 519.476.9707 Fax: 519.476.9708 Email: zelimia@zelimia.com

ISSUED BY: MEL PROJECT NO.: MTR/LON/23-01  
DATE: JUNE 2024 SCALE: 1:350

Site Concept Plan

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

# Building Renderings



Internal Elevation (Southwest)



Internal Elevation (South)

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