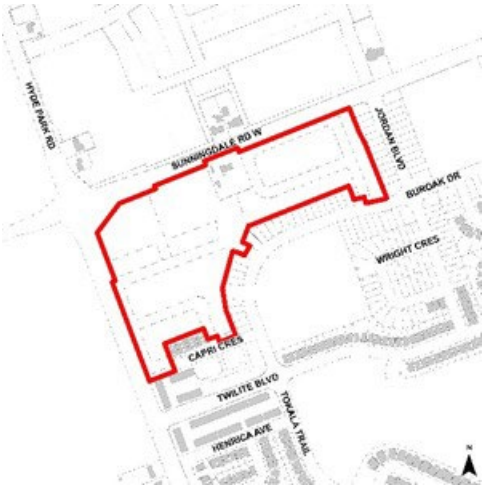


## Zoning By-Law Amendment

### 1550 & 1602 Sunningdale Road West



**File: Z-9764 (39T-11503)**

**Applicant: Foxwood Developments Inc.**

#### What is Proposed?

Zoning amendment to allow:

- Future medium-density block with a mix of three (3) storey townhouse units and four (4) storey stacked back-to-back townhouse units;
- Eight (8) semi-detached dwellings; and
- Six (6) single detached dwellings

## YOU ARE INVITED!

Further to the Notice of Application you received on July 29, 2024, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Tuesday, September 10, 2024, no earlier than 1:00 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:

Raven Bolivar  
[rbolivar@london.ca](mailto:rbolivar@london.ca)  
519-661-CITY (2489) ext. 6808  
Planning & Development, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: Z-9764

[london.ca/planapps](https://london.ca/planapps)

To speak to your Ward Councillor:

Corrine Rahman  
[crahman@london.ca](mailto:crahman@london.ca)  
519-661-CITY (2489) ext. 4007

**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

To change the zoning from a Holding Residential R5 and R6 (h\*h-53\*h-54\*h-100\*h-144\*R5-6/R6-5) Zone, a Holding Residential R5 and R6 (h\*h-53\*h-54\*h-100\*R5-6/R6-5) Zone, a Holding Residential R5 and R6 (h\*h-53\*h-54\*h-100\*h-110\*R5-6/R6-5) Zone, a Holding Residential R1 (h\*h-100\*R1-13) Zone, and a Holding Residential R1 Special Provision (h-110\*R1-10(8)) Zone to a Residential R5 and R6 Special Provision (h\*h-53\*h-54\*h-100\*h-144\*R5-6( )/R6-5( )) Zone, a Holding Residential R5 and R6 Special Provision (h\*h-53\*h-54\*h-100\*h-110\*R5-6( )/R6-5( )) Zone, a Holding Residential R1 and R3 (h\*h-100\*R1-13/R3-1) Zone, and a Holding Residential R1 (h-110\*R1-3) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Holding Residential R1 Special Provision (h-110\*R1-10(8))

**Permitted Uses:** Single detached dwellings

**Special Provision(s):** Permitting a 2.3 metre South Yard Setback and 7.0 metre West Yard Setback

**Height:** Permitted maximum of 12.0 metres (39.4 feet)

**Zone:** Holding Residential R5 and R6 (h\*h-53\*h-54\*h-100\*h-110\*R5-6/R6-5) (h\*h-53\*h-54\*h-100\*h-144\*R5-6/R6-5) (h\*h-53\*h-54\*h-100\*R5-6/R6-5)

**Permitted Uses:** R5 permits medium density cluster townhouse dwellings and cluster stacked townhouse dwellings. R6 permits various forms of medium-density cluster housing. R6-5 permits single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; townhouse dwellings; stacked townhouse dwellings; apartment buildings; and fourplex dwellings.

**Residential Density:** R5-6 permits a maximum of 50 units per hectare. R6-5 permits a maximum of 35 units per hectare.

**Height:** Permitted maximum of 12.0 metres (39.4 feet)

**Zone:** Holding Residential R1 (h\*h-100\*R1-13)

**Permitted Uses:** Single detached dwellings

**Height:** Permitted maximum of 9.0 metres (29.5 feet)

### Requested Zoning

**Zone:** Holding Residential R5-6 and R6-5 Special Provision (h\*h-53\*h-54\*h-100\*h-110\*R5-6( )/R6-5( )) (h\*h-53\*h-54\*h-100\*h-144\*R5-6( )/R6-5( ))

**Permitted Uses:** R5 permits medium density cluster townhouse dwellings and cluster stacked townhouse dwellings. R6 permits various forms of medium-density cluster housing. R6-5 permits single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; townhouse dwellings; stacked townhouse dwellings; apartment buildings; and fourplex dwellings.

**Special Provision(s):** Special provisions have been requested to address smaller lot frontages for townhouse dwellings, smaller front yard depth on local roads, and higher density (64 units per hectare) and building height (14.0 metres (45.9 feet)).

**Residential Density:** R5-6 permits a maximum of 50 units per hectare. R6-5 permits a maximum of 35 units per hectare.

**Height:** Permitted maximum of 12.0 metres (39.4 feet)

**Zone:** Holding Residential R1 (h-110\*R1-3)

**Permitted Uses:** Single detached dwellings

**Height:** Permitted maximum of 9.0 metres (29.5 feet)

**Zone:** Holding Residential R1 and R3 (h\*h-100\*R1-13/R3-1)

**Permitted Uses:** R1 permits single detached dwellings. R3 permits single detached dwellings, triplex dwellings, fourplex dwellings; and allows for the conversion of an existing dwelling.

**Height:** R1-13 permits a maximum of 9.0 metres (29.5 feet). R3-1 permits a maximum of 10.5 metres (34.4 feet), with the exception of triplexes and fourplexes, which are permitted a maximum of 12.0 metres (39.4 feet).

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 in The London Plan, permitting a range of residential dwelling types including single detached, semi-detached, duplex, triplex, townhouse dwellings and small-scale community facilities.

## 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](http://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](http://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](mailto: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/>.

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 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](mailto:plandev@london.ca) by **September 3, 2024**, to request any of these services.

