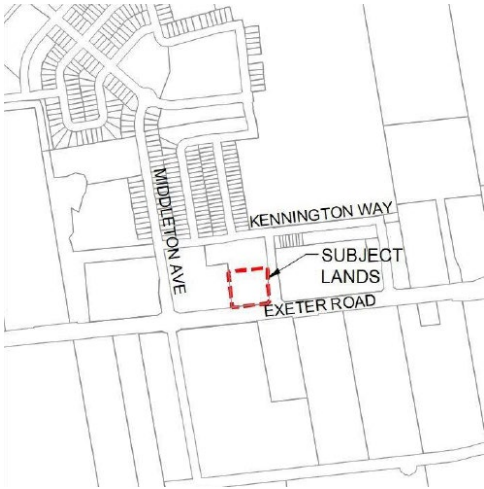




NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

3975 Stewart Avenue



File: Z-9754

Applicant: Sifton Properties Limited

What is Proposed?

Zoning amendment to allow:

- One (1) Apartment Building; and,
- Seniors Apartment Buildings and Retirement Lodges as Additional Uses.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 30, 2024**

Alison Curtis

acurtis@london.ca

519-661-CITY (2489) ext. 4497

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: File Number(s)

london.ca/planapps

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

Elizabeth Pelosa

epelosa@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: July 5, 2024

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Holding Residential R5 and R6 Special Provision (h*h-100*h-198*R5-4(23)/R6-5(51)) Zone to a new Holding Residential R5 and R6 Special h*h-100*h-198*R5-4()/R6-5() 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: Holding Residential R5 and R6 Special Provision (h*h-100*h-198*R5-4(23)/R6-5(51))

Permitted Uses: The Residential R5-4 Zone permits cluster townhouse and cluster stacked townhouse dwellings, and the R604 Zone permits single-detached, semi-detached, duplex, triplex, townhouse, stacked townhouse, apartment and fourplex dwellings.

Special Provision(s): Special Provisions for the R5-4(23) and R6-5(51) Zone include a minimum density of 30 units per hectare, a maximum density of 100 units per hectare, a minimum height of two (2) storeys and a maximum height of nine (9) storeys.

Residential Density: Maximum Density of 165 units per hectare

Height: Maximum height of nine (9) storeys

Minor Variance: Reduced front yard setback of six (6) metres, reduced interior side yard setback of six (6) metres, increased lot coverage of 54 per cent, increased density of 165 units per hectare, reduced parking of 127 off street parking spaces.

Requested Zoning

Zone: Holding Residential R5 and R6 Special Provision (h*h-100*h-198*R5-4()/R6-5())

Permitted Uses: The Residential R5-4 Zone permits cluster townhouse and cluster stacked townhouse dwellings, and the R604 Zone permits single-detached, semi-detached, duplex, triplex, townhouse, stacked townhouse, apartment and fourplex dwellings.

Special Provision(s): Special Provisions for the R5-4() Zone include: minimum front and exterior side yard depths from the main building of three (3) metres, minimum front and exterior side yard depths from the sight triangle of 0.8 metres, minimum interior side and rear yard depths of three (3) metres; maximum lot coverage of 55 per cent; maximum density of 165 units per hectare; maximum height of nine (9) storeys, and 121 of street parking spaces (one (1) space per unit). Special Provisions for the R6-5() Zone include requests for seniors apartment buildings and retirement lodges as additional permitted uses.

Residential Density: Maximum density of 165 units per hectare

Height: Maximum height of nine (9) storeys

Minor Variance: Reduced front yard setback of six (6) metres, reduced interior side yard setback of six (6) metres, increased lot coverage of 54 per cent, increased density of 165 units per hectare, reduced parking of 127 off street parking spaces.

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 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 a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the Planning Act. You will also 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 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

Alternative accessible formats or communication supports are available upon request. Please contact developmentsservices@london.ca for more information.

Building Renderings

	<p>1700 BATHURST STREET, SUITE 1000 TORONTO, ONTARIO M5H 4A1 TEL: (416) 593-8888 WWW.CORNERSTONEARCHITECTURE.COM</p> <p>CORNERSTONE ARCHITECTURE</p> <p>2021-04-07 REQUIRED FOR SITE PLAN CONTROL 2021-03-29</p>		<p>MIDDLETON BLOCK 46 UNDERGROUND PARKING PLAN & PERSPECTIVES</p> <p>PROJECT NO.: 2021-03-29 SHEET NO.: 01 DATE: 2021-03-29</p>	<p>A5.02</p>
<p>KEY PLAN EXTENT OF UG PARKING</p>	<p>3 VIEW OF SITE ENTRANCE</p>	<p>5 VIEW FROM SITE</p>		
<p>UNDERGROUND PARKING PLAN</p> <p>40 UG SPACES 18 RESIDENT STORAGE LOCKERS 10 RESIDENT STORAGE LOCKERS</p> <p>18 22</p> <p>DN UP</p>	<p>2 AERIAL VIEW</p> <p>STEWART AVE</p>	<p>4 VIEW FROM SW</p>		

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