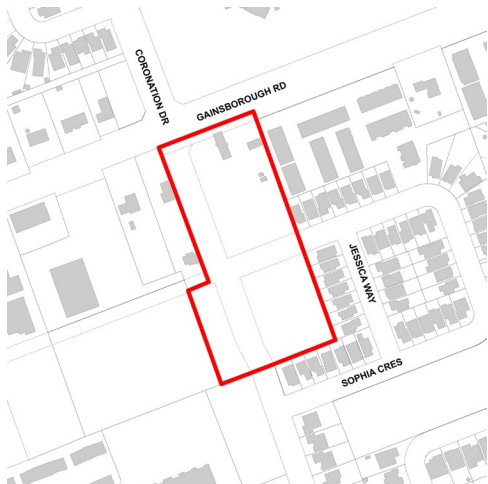




# NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

## Request for Redline Revisions and Zoning By-law Amendments

### 954 Gainsborough Road



**File: Z-26089**

**Applicant: Royal Premier Homes**

#### What is Proposed?

Redline Revisions and Zoning amendments to allow:

- For Block 3 to be divided into two blocks;
- 33 residential units for Blocks 2, 3 and 4;
- Reduced minimum lot area;
- Reduced rear, front and side yard setbacks;
- Reduced landscaped open space; and,
- Increased lot coverage; and,
- Removal of holding provisions.

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

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## 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, September 29, 2026, 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 **August 21, 2026**

For more information and/or to provide comments:

Alison Curtis

[acurtis@london.ca](mailto:acurtis@london.ca)

519-661-CITY (2489) ext. 4497

Planning & Development, City of London, London ON PO Box 5035 N6A 4L9

File: Z-26089

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You may also discuss any concerns you have with 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.**

Date of Notice: August 4, 2026

# Application Details

## Requested Redline Revisions to the Draft Approved Plan of Subdivision

To divide Block 3 into two Blocks, Blocks 3 and 4, to allow for street townhouses on Block 3 and cluster townhouses on Block 4.

## Requested Zoning By-law Amendment

Possible Amendments to the Zoning By-law Z.-1 to change the zoning from an h-8\*h-125\*R4-5(5) and h-8\*h-125\*R5-5 Zone to:

- Residential R4 (R4-5( )) Zone (Block 2) - to permit street townhouse dwellings: on lots with a minimum lot area of 150 square meters, where as 160 metres squared is required; with a minimum read yard setback of 4.0 metres, where as a minimum of 6.0 metres is required; with a minimum interior side yard setback of 1.2 metres, where as a minimum of 2.4 metres is required where 5 to 8 townhouses are attached as a block expect no side yard is required where a street townhouse units is attached to another; with a maximum lot coverage of 60 per cent, where as 46 is required under the current h-8\*h-125\*R4-5(5) Zone ; with a minimum landscaped open space of 27 per cent, where as a minimum of 30 per cent is required; and, to remove the h-8 and h-125 holding provisions.
- Residential R4 (R4-5( )) Zone (Block 2) - to permit street townhouse dwellings: with a minimum front yard setback to the main building of 3.5 metres, where as 4.0 metres is required; with a minimum read yard setback of 4.0 metres, where as a minimum of 6.0 metres is required; with a minimum interior side yard setback of 1.2 metres, where as a minimum of 2.4 metres is required where 5 to 8 townhouses are attached as a block expect no side yard is required where a street townhouse units is attached to another; with a minimum exterior side yard setback of 3.0 metres from Sophia Crescnet, where as 4.5 metres is required; with a maximum lot coverage of 63 per cent, where as 40 is required under the current h-8\*h-125\*R4-5(5) Zone; with a minimum landscaped open space of 25 per cent, where as a minimum of 30 per cent is required; and, to remove the h-8 and h-125 holding provisions.
- Residential R5 (R5-5( )) Zone (Block 4) – to permit cluster and cluster stacked townhouse dwellings: with a minimum front yard setback to the main building of 3.9 metres, where as 6.0 metres is required; with a minimum rear yard setback of 4.0 metres, where as 6.0 is required; with a minimum interior side yard setback of 5.0 metres, where as a minimum of 6.0 metres is required where 5 to 8 townhouses are attached as a block expect no side yard is required where a street townhouse units is attached to another; with a maximum lot coverage of 42 per cent, where as 35 per cent is required; with a minimum landscaped open space of 32 per cent, where as 35 is required; and, to remove the h-8 and h-125 holding provisions.

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.

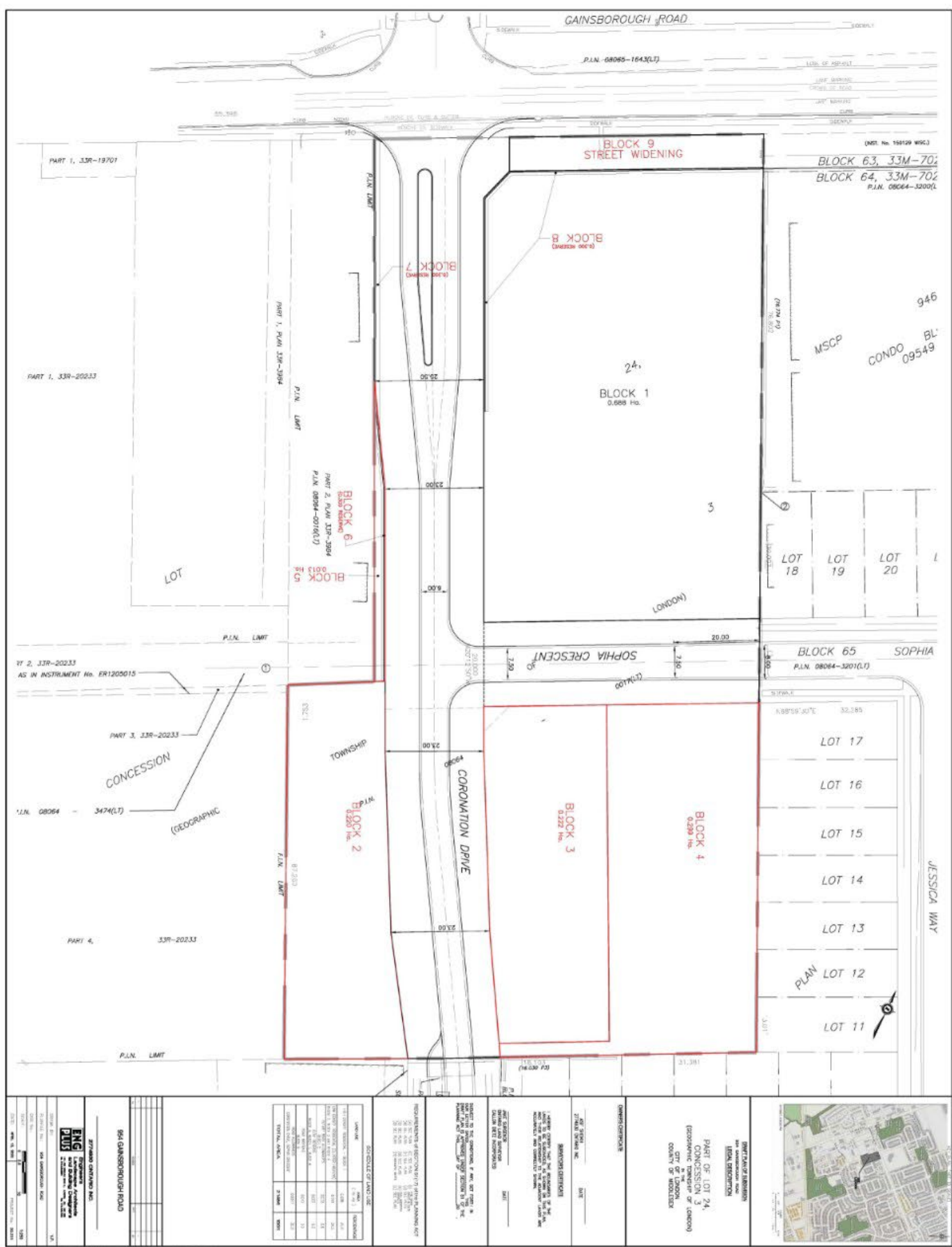
### **Notice of Collection of Personal Information**

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 the 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 22, 2026, to request any of these services.

## Proposed Redline Revised Draft Plan of Subdivision



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