



Z-8872
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February 21, 2018

NOTICE OF APPLICATION TO AMEND THE ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Zoning By-law for the lands shown on the attached map. The requested change is described below. We are advising you of this application to invite your comments.

APPLICANT:

Adelaide Properties c/o John Calder

LOCATION:

894 Adelaide Street North - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to permit a new 2.5 storey apartment building with 9 units in the rear while maintaining the existing building.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 from a Residential R2 (R2-2) Zone which permits single detached, semi-detached, duplex, and converted dwellings, to a Residential R6 Special Provision (R6-5(_)) Zone to permit a range of cluster dwellings including single detached, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse and apartment building uses. Special provisions are requested to permit an increased density up to 72 units per hectare and permit reduced interior side yard setbacks for the existing and proposed buildings.

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 Low Density Residential in the Official Plan, which permit low-rise, low intensity residential forms such as single detached, semi-detached and duplex dwellings. The Residential Intensification policies also apply, which contemplates an increased intensity for infill developments and may permit additional residential forms such as triplexes, townhouses and low-rise apartment buildings up to a density of 75 units per hectare.

The subject lands are within the Urban Corridor Place Type in *The London Plan* (Ministry-adopted but not in force and effect), and located on Adelaide Street North. A range of residential, retail, service, and office uses may be permitted in this location including mid-rise apartment buildings with a maximum standard height of up to 6 storeys.

HOW TO COMMENT:

Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9, Attention

Sonia Wise by **March 21, 2018**, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

Please Note: 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 Cathy Saunders, City Clerk, 519-661-2489 extension 4937.

This application is considered to be residential intensification under the policies of the City's Official Plan. While a public site plan meeting is not required for this application, site plan matters, including those matters set out in the intensification policies of the Official Plan, will be considered as part of the staff review of this application. By way of this letter, we are also asking for your input and comments regarding this proposal. The matters that you might want to consider include fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the building on the site. These policies are found in Section 3.2.3.5 of the Official Plan, and may be viewed online at the City of London Website, www.london.ca.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Ward 4 Councillor Jesse Helmer (office 519-661-2489 ext. 4004, e-mail jhelmer@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested Zoning By-law amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

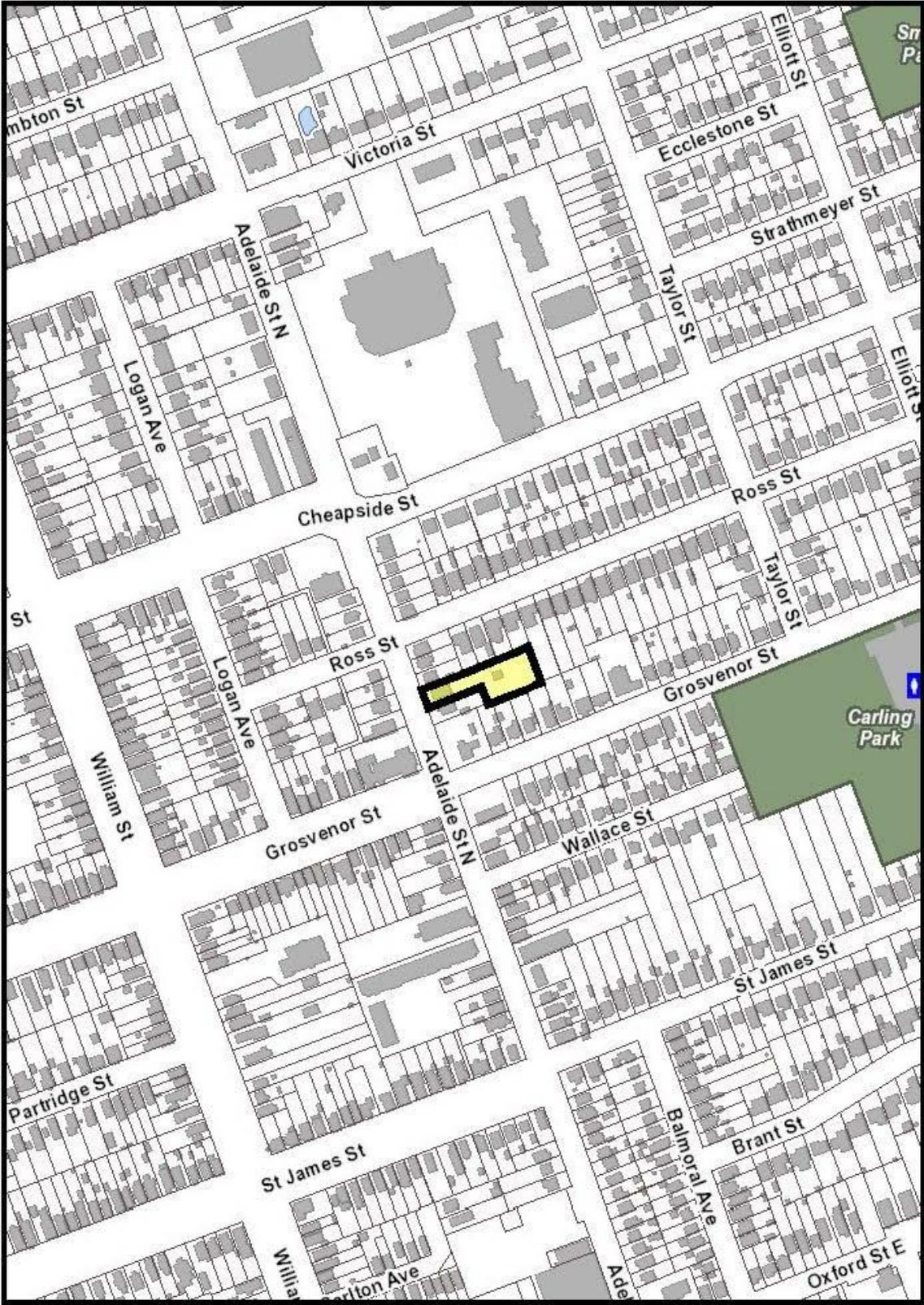
FOR INFORMATION:

If you wish to view additional information or material about the requested Zoning By-law amendment, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Sonia Wise at 519-661-2489 extension 5887, referring to "Z-8872".

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



Location Map

Subject Property: 894 Adelaide Street N
 Applicant: Adelaide Properties c/o John Calder
 File Number: Z-8872
 Created By: Sonia Wise
 Date: 2/16/2018
 Scale: 1:4000

Legend

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



Z-8872: Conceptual Rendering

894 ADELAIDE ST. N

LONDON, ONTARIO
JANUARY 2018



dal design inc

OWNER/APPLICANT: JOHN CALDER

894 ADELAIDE ST. N LONDON, ON N5Y 2M5