



Z-8701
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April 5, 2017

NOTICE OF PUBLIC MEETING BEFORE THE PLANNING & ENVIRONMENT COMMITTEE for ZONING BY-LAW AMENDMENT APPLICATION

APPLICANT:

City of London

LOCATION:

City-wide – Low-density residential zones (R1, R2, R3) within the Primary Transit Area, as shown on Schedule A.

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to add regulations for R1, R2 and R3 zones within the Primary Transit Area, related to the compatibility of new development within existing low-density residential neighbourhoods, including minimum and maximum front and exterior side yard setbacks, maximum garage width, minimum interior side yard setbacks, and maximum building depth.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 General Provisions Section 4.23 to 4.23 Low-Rise Residential Development in the Existing Neighbourhoods, to add regulations to R1, R2 and R3 zones within the Primary Transit Area, including:

1. front and exterior side yard setbacks based on the setbacks of adjacent buildings,
2. maximum garage width as a percentage of the building façade,
3. side yard setbacks to increase active building facades and side or rear yard parking,
and
4. maximum building depth.

Additional housekeeping amendments to the Zoning By-law Z.-1 may be considered where other sections and regulations cross-reference the above.

PUBLIC MEETING:

By letter dated October 20 1016, you were informed of the possible amendment described above.

You are now advised that the Planning & Environment Committee will consider this application at its meeting on **Monday, April 24, 2017, no earlier than 4:45 p.m.** Meetings are held in the Council Chambers of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each application is allocated a time for public delegations. It should be recognized however, that the Planning & Environment Committee may find it necessary to exceed the

limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.

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, 519-661-2500 extension 4937.

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.

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.

This is a City-wide application affecting multiple wards. Your representative on City Council would be pleased to discuss any concerns you may have with this application.

FOR MORE INFORMATION:

Copies of this report are available from Planning Services and will be available at the Planning & Environment Committee meeting. If you wish to view additional information or material about the requested Zoning By-law amendment, it is available for public viewing at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Britt O'Hagan at 519-661-2500 extension 7543, referring to "Z-8701".

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and 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.

SCHEDULE A

