

Zoning By-Law Amendment

599-601 Richmond Street



File: Z-9607

Applicant: Westdell Development Corporation

What is Proposed?

Zoning amendment to allow:

- a 12-storey mixed-use apartment building with 89 residential units and 2 commercial units (for a total of 264 square metres)
- with 8 surface parking spaces
- removal of the previous Bonus Zone and requirements for affordable housing units and quality urban design



YOU ARE INVITED!

Further to the Notice of Application you received on April 19, 2023, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, July 17, 2023, no earlier than 4:30 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:

Nancy Pasato
npasato@london.ca
519-661-CITY (2489) ext. 7156
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9605

london.ca/planapps

To speak to your Ward Councillor:

David Ferreira
dferreira@london.ca
519-661-CITY (2489) ext. 4013

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 Business District Commercial Special Provision Bonus Zone (BDC(1)*B-87) Zone to another Business District Commercial Special Provision (BDC(_)) 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: BDC(1)*B-87

Permitted Uses: Animal hospitals; Apartment buildings, with any or all of the other permitted uses on the first floor; Bake shops; Clinics; Commercial recreation establishments; Commercial parking structures and/or lots; Converted dwellings; Day care centres; Dry cleaning and laundry depots; Duplicating shops; Emergency care establishments; Existing dwellings; Financial institutions; Grocery stores; Laboratories; Laundromats; Libraries; Medical/dental offices; Offices; Personal service establishments; Private clubs; Restaurants, Retail stores; Service and repair establishments; Studios; Video rental establishments; Lodging house class 2; Cinemas; Brewing on Premises Establishment; Food Store; Animal Clinic; Convenience Store; Post Office; Convenience service establishments; Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; Bed and breakfast establishments; Antique store; Police stations; Artisan Workshop; Craft Brewery; Assembly halls; Places of Worship; Community centres; Funeral homes; Institutions; Schools; and Fire halls

Special Provision(s): minimum lot frontage of 3.0 metres

Residential Density: 519 units per hectare

Height: 8 storeys/28 metres

Bonus Zone: The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a high-quality mixed-use building, with a maximum height of eight (8) storeys, and a maximum density of 519 units per hectare, which substantively implements the Site Plan, Renderings, Elevations and Views, attached as Schedule "1" to the amending by-law and provides for the following:

a) Exceptional Building Design

- A built form located along Central Ave that establishes a built edge with primary building entrance, street-oriented units and active uses along this frontage;
- Treatment of the first two-storeys of the proposed building contrasts with the remainder of the building above to clearly delineate the attractive, pedestrian-oriented area within the public realm;
- A contemporary flat roof, with modern cornice lines and canopies for the balconies along the north side of the building, effectively announce the top of the building and help distinguish the building along the corridor;
- A variety of materials, colours and textures break up the massing of the building into smaller sections, both vertically and horizontally, to appropriately frame the street and enhance the streetscape; and

b) Provision of Affordable Housing

- A total of two 1-bedroom residential units and two 2-bedroom residential units will be provided for affordable housing;
- Rents not exceeding 85% of the Average Market Rent (AMR) for the London Census Metropolitan Area as determined by the CMHC at the time of building occupancy;
- The duration of affordability set at 50 years from the point of initial occupancy;
- The proponent enter into a Tenant Placement Agreement (TPA) with the City of London to align the affordable units with priority populations;
- These conditions to be secured through an agreement registered on title with associated compliance requirements and remedies.

The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

Existing Building

a) Permitted Uses:

Existing two residential units and 180 m² of ground floor commercial

b) Regulations:

i) Front Yard Setback (Minimum)	0.0 metres
ii) Exterior Side Yard Setback Abutting a residential zone (Minimum)	0.0 metres

Proposed Building

a) Regulations:

i) Exterior Side Yard Setback 1st and 2nd storey (Minimum)	0.0 metres
ii) Exterior Side Yard Setback For pedestrian entranceways (Minimum)	0.5 metres
iii) Exterior Side Yard Setback Above 2nd storey (Minimum)	1.0 metres
iv) Rear Yard Depth Abutting a residential Zone (Minimum)	6.0 metres
v) Total Parking Spaces (Minimum)	6 spaces
vi) Density (Maximum)	519 units per hectare
vii) Height (Maximum)	8-storeys(28m)
viii) Ground Floor Commercial for 2 commercial retail units (Maximum)	270m ²
ix) Lot Coverage (Maximum)	100%

Requested Zoning

Zone: BDC()

Permitted Uses: same as above

Special Provision(s): a rear yard depth of 4.4 metres whereas 14.6 metres minimum is required; a lot coverage of 91% whereas 70% is the maximum; a height of 39 metres whereas 12 metres is the maximum; and a maximum density of 810 units per hectare.

Residential Density: 810 units per hectare

Height: 39 metres (12 storeys)

The City may also consider alternative zoning, additional special provisions, or the use of holding provisions for this site.

Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan, London's long-range planning document. The subject lands are in the Rapid Transit Corridor Place permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses.

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

- 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](#) 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 add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

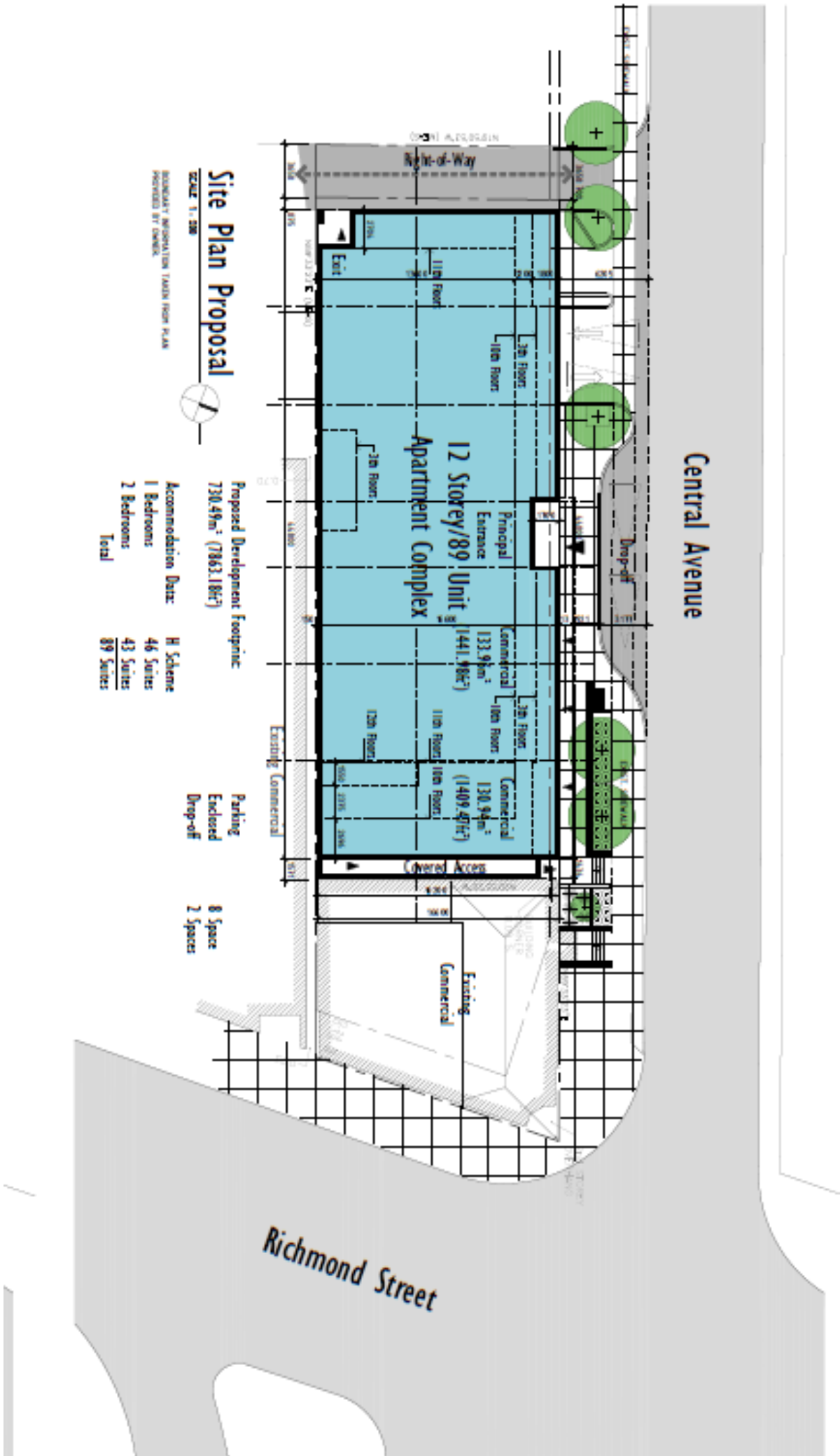
Notice of Collection of Personal Information

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

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 by July 14, 2023, to request any of these services.

Site Concept



Proposed Site Plan

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

Building Renderings



Rendering of building from Central Avenue



Rendering of building from Richmond Street

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