



NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Zoning By-law Amendment

192-196 Central Avenue



File: Z-9695

Applicant: Fahri Holdings Corporation

What is Proposed?

Zoning amendment to allow:

- Proposed 13-storey (48m) residential development with a 3-storey podium with stepbacks at levels 4 and 10;
- A total of 126 units, including 6 townhouse dwellings on the ground floor;
- A total of 68 underground parking spaces and 114 bicycle parking spaces; and
- A density of 678 units per hectare.

LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, March 19, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more accurate 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.

Please provide any comments by **February 5, 2024**

For more information contact:

Isaac de Ceuster
ideceust@london.ca
519-661-CITY (2489) ext. 3835
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9695

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.

Date of Notice: January 12, 2024

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential (R10-4*H26); and an Office Residential (OR5*D303*H26); and a Temporary T-70 Zone to a Residential R10 Special Provisions (R10-4(_)) 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: Residential R10 (R10-4*H26) and Office Residential OR5 (OR5*D303*H26) and Temporary T-70 Zone

Permitted Uses: R10: Apartment buildings; Lodging House class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; Continuum-of-care facilities. OR5: Office-apartment buildings, Group Home Type 2; Lodging Class 2; Offices; Medical/dental offices; Clinics; Day care centres; Emergency care establishments; Medical/dental laboratories; Studios; Convenience Stores; Pharmacies; Financial institutions; Personal service establishments; Restaurants eat-in; Business service establishments; Retail stores. T-70: Commercial surface parking lot for a temporary period not exceeding three years.

Residential Density: The D303 allows for a density of 303 units per hectare

Height: The H26 allows for a height of 26 metres of building height.

Requested Zoning

Zone: Residential R10 Special Provision (R10-4(_)) Zone

Permitted Uses: R10: Apartment buildings; Lodging House class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; Continuum-of-care facilities.

Special Provision(s): A height of 47.8 metres whereas 26.0 metres is the maximum permitted; a maximum density of 678 uph whereas 303 uph is the maximum permitted; a front yard setback of 3.0 metres whereas 10.48 metres is the minimum required; a west exterior side yard setback of 3.0 metres whereas 10.48 metres is the minimum required; an east interior side yard of 3.1 metres whereas 19.12 metres is the minimum required; a rear yard setback of 3.4 metres whereas 19.12m is the minimum required; a landscaped open space of 14.7% whereas 20% is the minimum required; a lot coverage of 70.5% whereas 45% is the maximum permitted; a long-term bicycle parking rate of 0.8 spaces per unit whereas 0.9 spaces per unit are the minimum required; and removal of the existing Temporary T-70 Use zone.

Residential Density: 678 units per hectare

Height: 47.8 metres/13-storeys

The City may also consider a different base zone, the use of holding provisions, and/or additional special provisions.

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 fronting a Neighbourhood Connector. This Place Type permits a range of residential uses including single detached, semi-detached, duplex, converted dwellings, townhouses, additional residential units, home occupations, group homes, triplexes, small-scale community facilities, stacked townhouses, fourplexes and low-rise apartments. The subject lands are also within the High Density Overlay Area, designated in the previous Official Plan and shown on Map 2 of The London Plan. The High Density Overlay permits up to 14 storeys in height within the Primary Transit Area.

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.

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 This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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 official plan amendment and/or 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 proposed official plan amendment is adopted, 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 official plan amendment is adopted, 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.

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

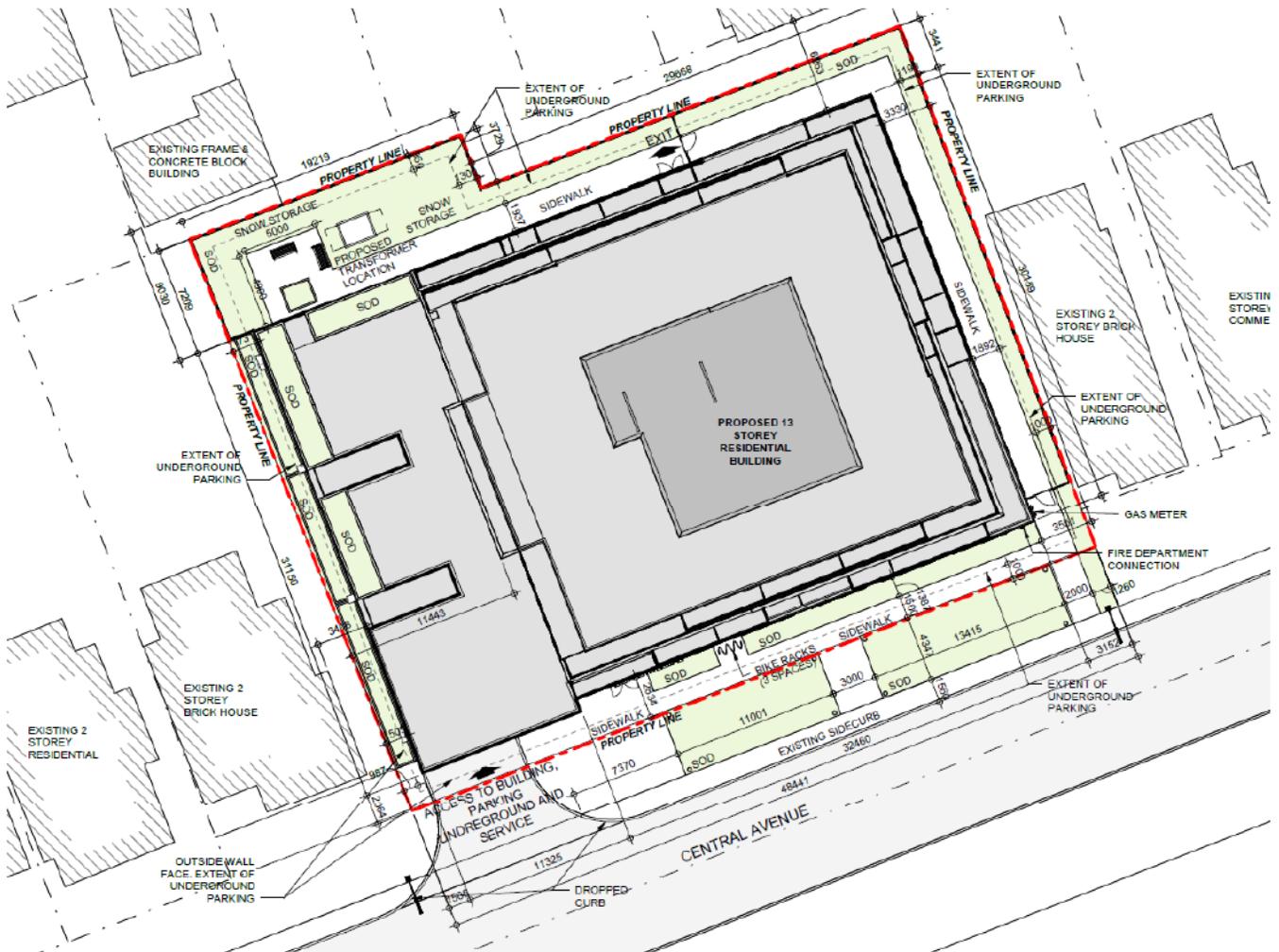
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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

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 March 12, 2024 to request any of these services.

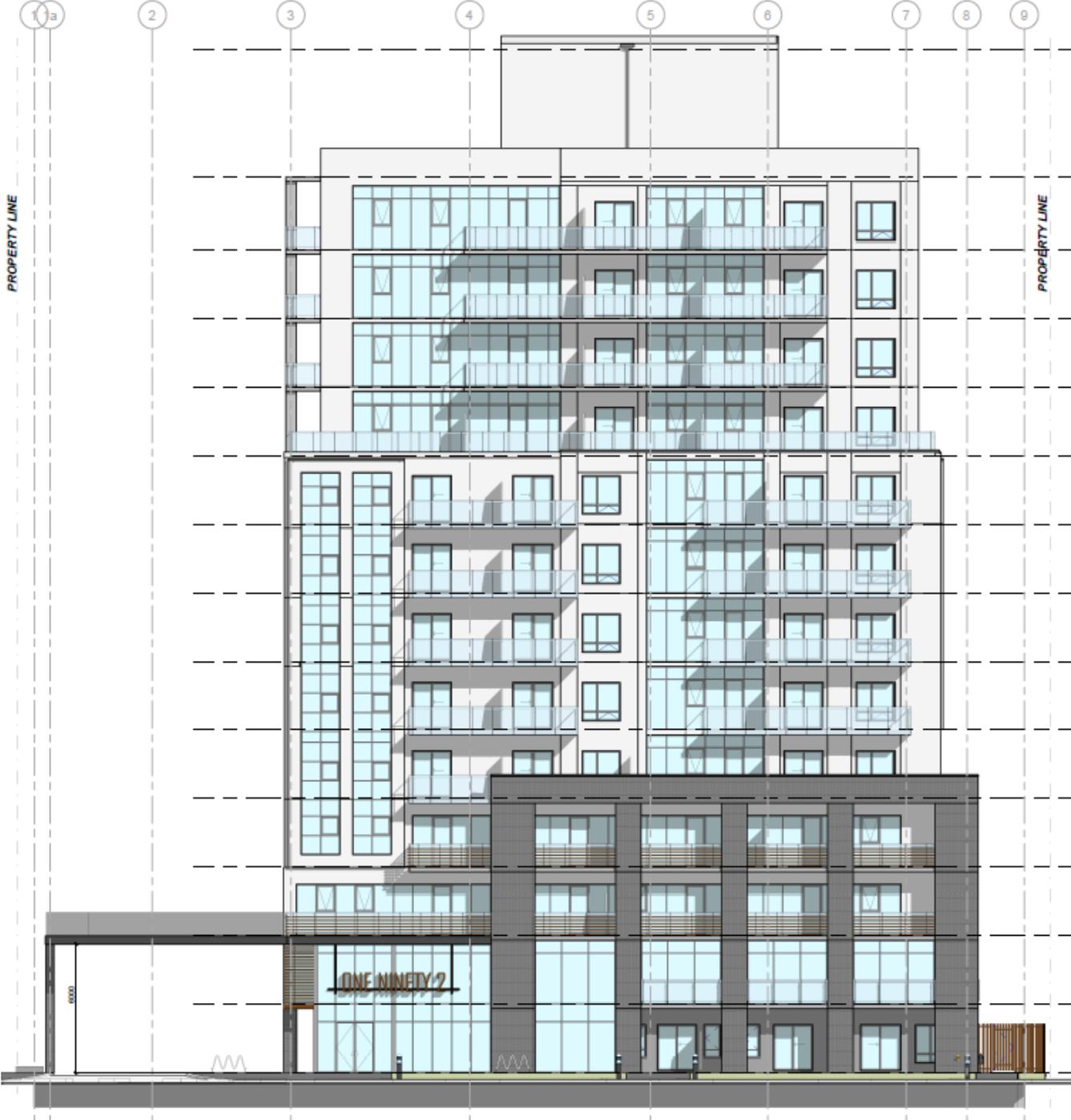
Site Concept



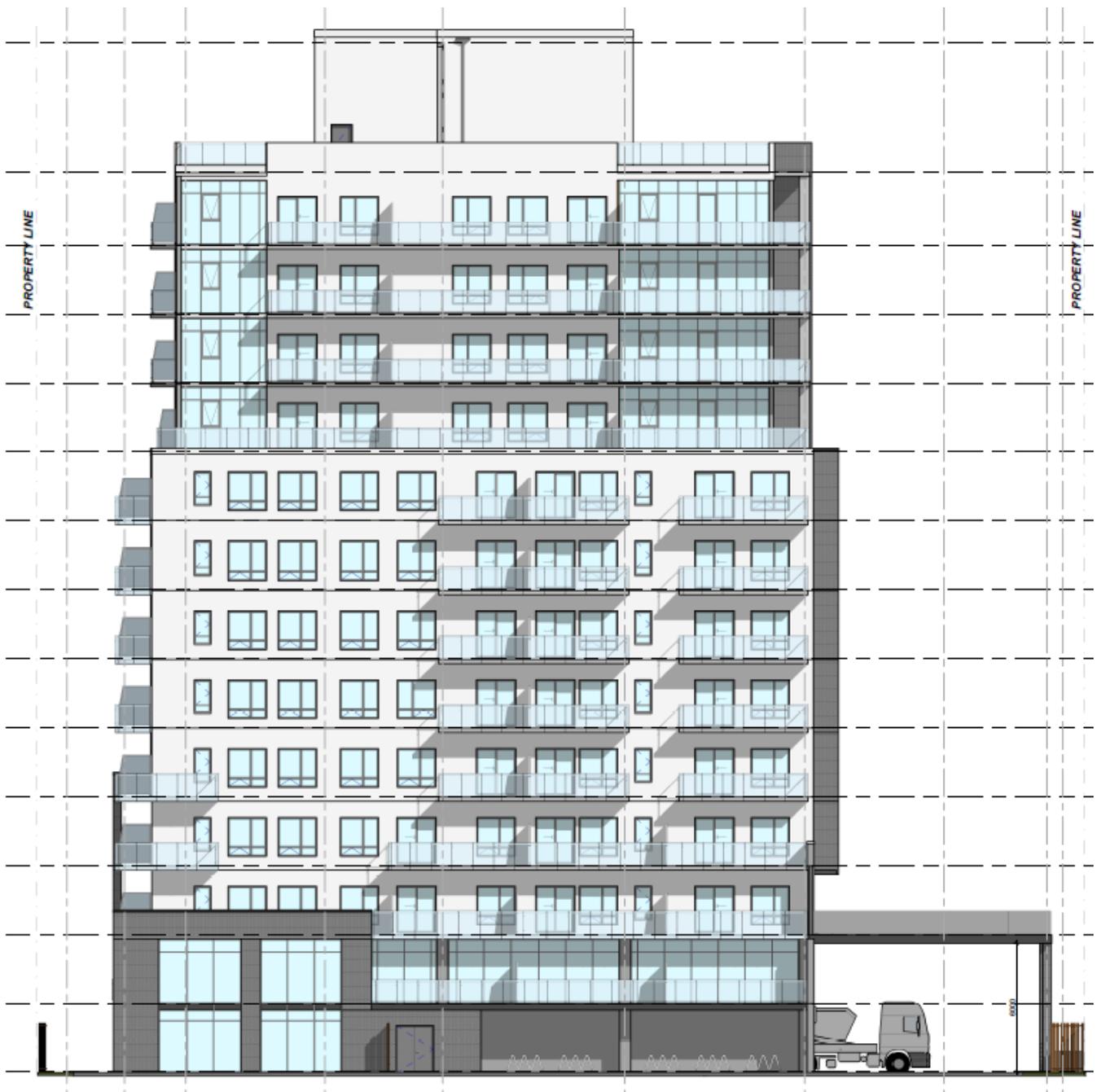
Site concept – January 2024

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

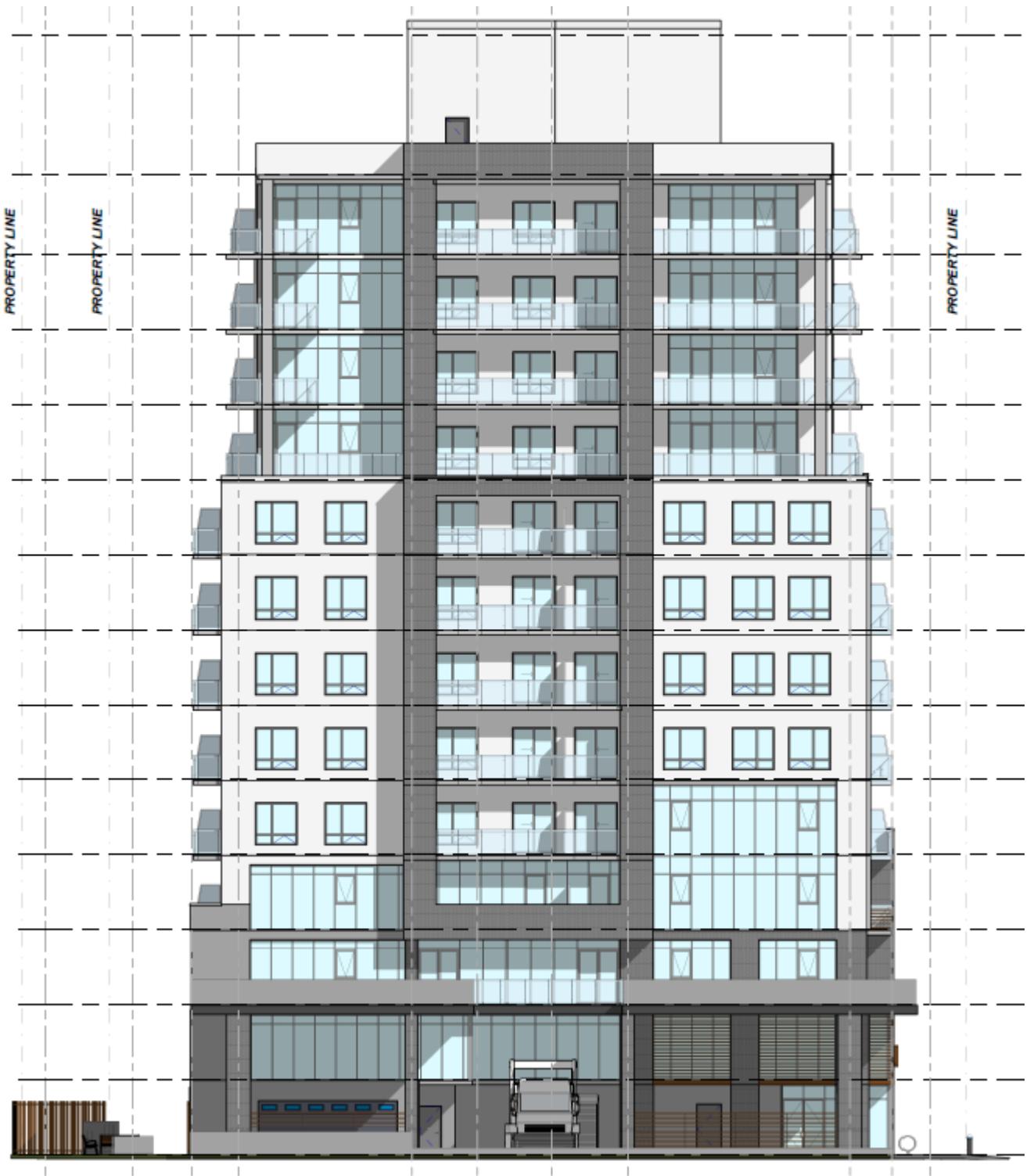
Building Renderings



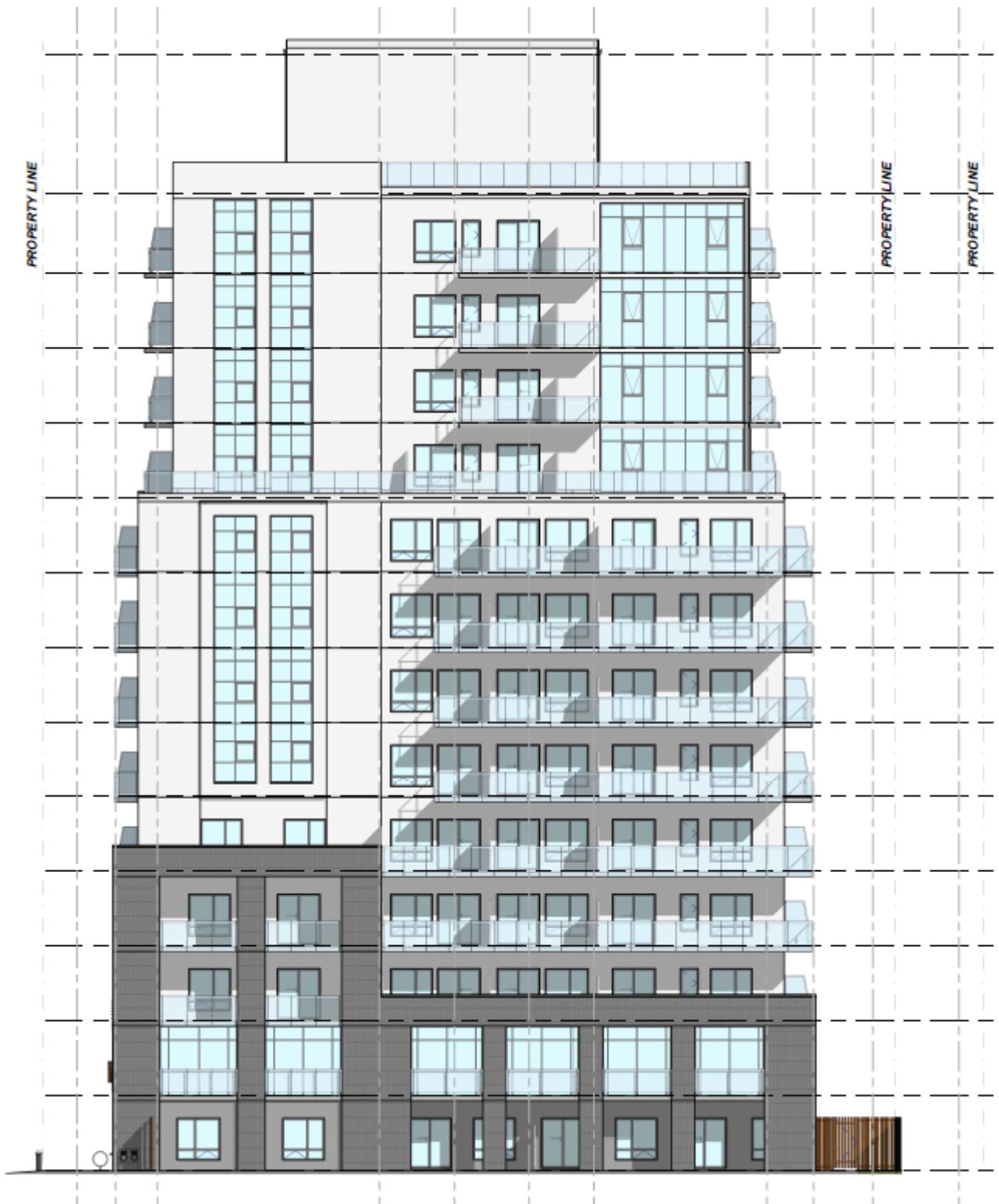
Building Elevation South Façade



Building Elevation North Façade



Building Elevation West Façade



Building Elevation East Façade

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