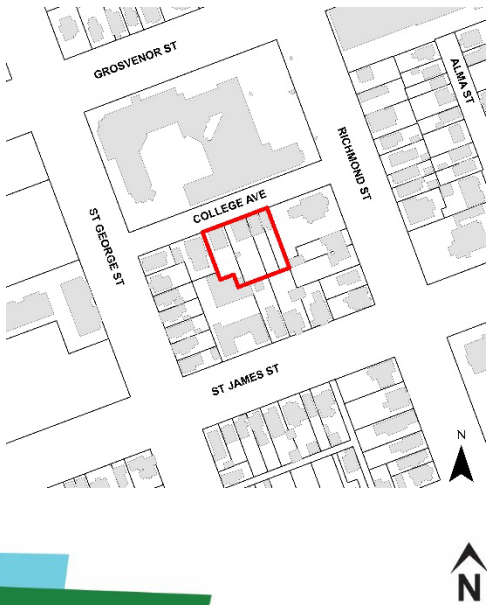




PUBLIC MEETING NOTICE

Official Plan and Zoning By-law Amendments

193-199 College Avenue



File: OZ-8693

Applicant: College Avenue Lofts Inc. (c/o York Developments)

What is Proposed?

Official Plan and Zoning amendments to allow:

- Six storey, 21 metre tall apartment building with 43 units
- Special zoning provisions to establish building height, reduce yard requirements, and increase lot coverage

YOU ARE INVITED!

Further to the Notice of Application you received on September 24, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Wednesday, May 22, 2024, no earlier than 1:30 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:

Catherine Maton
cmaton@london.ca
519-661-CITY (2489) ext. 5074
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-8693

london.ca/planapps

To speak to your Ward Councillor:

Councillor Sam Trosow
strosow@london.ca
519-661-CITY (2489) ext. 4006

**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: May 1, 2024

Application Details

Requested Amendment to the 1989 Official Plan

To change the designation of the property from Low Density Residential to Multi-family, Medium Density Residential.

Requested Zoning By-law Amendment

To change the zoning from a Residential R2 Special Provision (R2-2(7)) Zone, to a Residential R10 Bonus (R10-2*B-_) Zone to permit a six storey, 43 unit apartment building at a density of 196 units per hectare, with special provisions and/or a Bonus Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R2 Special Provision (R2-2(7)) Zone

Permitted Uses: single detached dwelling, duplex dwelling, converted dwelling

Special Provisions: maximum floor area ratio of 50 – 65% (varies by lot); minimum rear yard depth of 30% of the lot depth or 7.0 metres, whichever is greater; parking location restrictions; and a minimum of one parking space per 100 square metres of gross floor area or as indicated in the standard parking requirements of the by-law, whichever is greater.

Residential Density: N/A

Height: Maximum 10.5 metres

Bonus Zone: N/A

Requested Zoning

Zone: Residential R10 Bonus (R10-2*B-_) Zone

Permitted Uses: Apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

Special Provision(s): establish a maximum height of 21.0 metres, minimum front yard depth of 5.0 metres in place of 7.0 metres from the building podium and 8.0 metres from the tower; rear yard depth of 4.0 metres in place of 7.0 metres from the building podium and 8.0 metres from the tower; east interior side yard depth of 2.5 metres in place of 8.4 metres; maximum lot coverage of 45% in place of 40%.

Residential Density: 200 units per hectare

Height: 21.0 metres

Bonus Zone: Establish the requested height and reduced site development requirements as per the special provisions noted above, in return for the provision of services, facilities, and matters that include enhanced urban design elements such as aesthetic design, underground parking, common open space, transit-supportive development, and accessibility.

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 1989 Official Plan, which permits single detached, semi-detached and duplex dwellings as the main uses.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting single detached, semi-detached and duplex dwellings, converted dwellings, townhouses, secondary suites, home occupations and group homes.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and 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 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

On February 8, 2024, the subject application OZ-8693 was appealed for lack of decision made under section 17(40) of the Planning Act. The appeal is active as case number OLT-24-000183.

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/>.

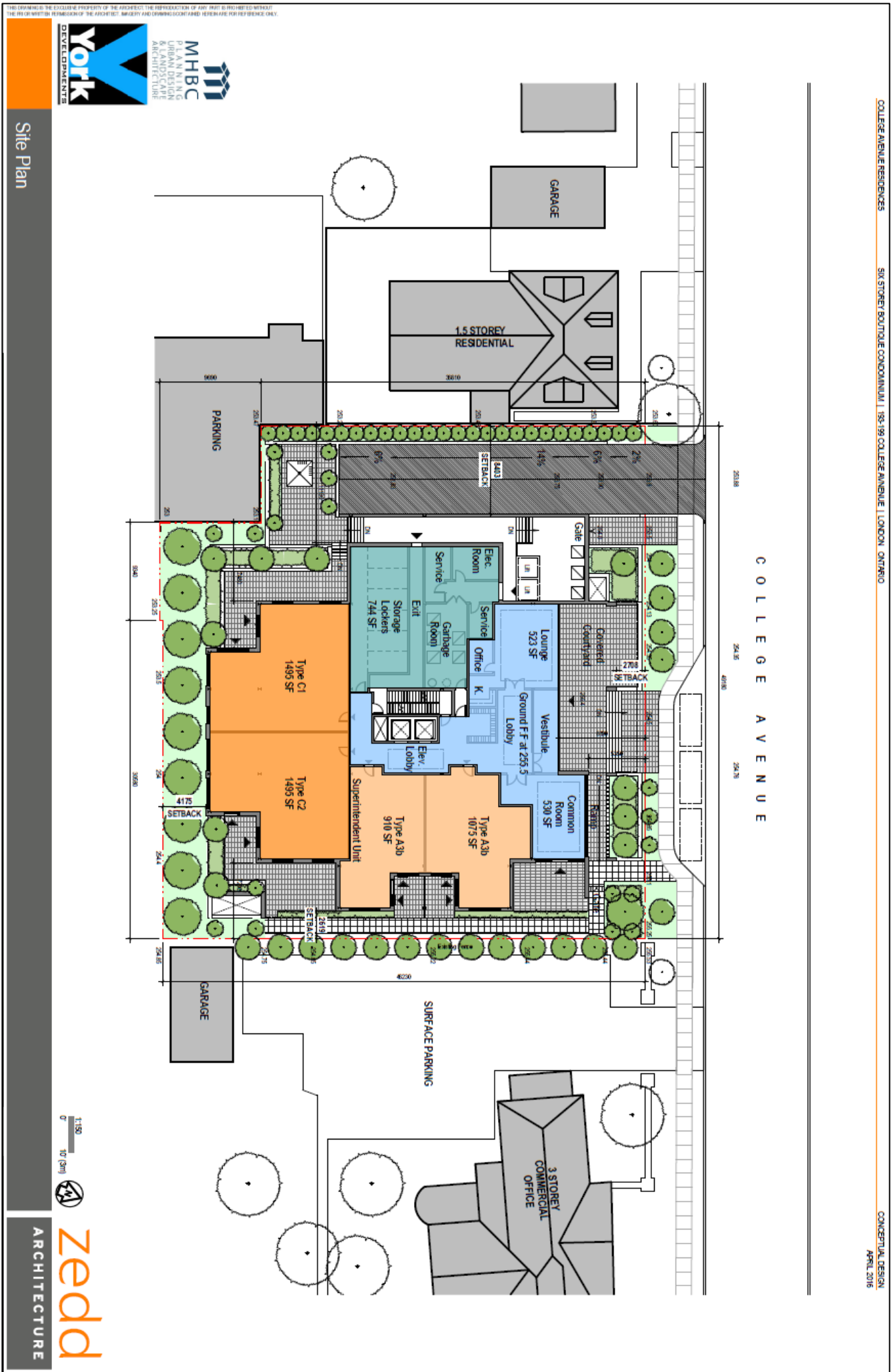
Notice of Collection of Personal Information

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 May 15, 2024 to request any of these services.

Site Concept



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

Building Renderings



Perspective looking Southwest from College Avenue



Perspective looking Northwest (Back of Site)

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