



OZ-8501
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July 3, 2015

NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Official Plan and Zoning By-law Z.-1 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:

Old Oak Properties

LOCATION:

2300 Richmond Street - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Official Plan and Zoning By-law amendment is to permit the development of a residential complex with a mix of building types including two, 200-unit apartment buildings on the western portion of the site subject site directly abutting Richmond Street (approximately 16-storeys in height); two, 18-unit stacked townhouse buildings in the centre of the subject site (approximately 4-storeys in height); two, 8-unit townhouse buildings on the eastern portion of the subject site (approximately 2-storeys in height); and, two, 4-unit townhouse buildings on the south-eastern portion of the subject site (approximately 2-storeys in height) for a total of 460 dwelling units.

POSSIBLE AMENDMENT:

Change the Official Plan land use designation from Low Density Residential to Multi-Family, High Density Residential.

Change Zoning By-law Z.-1 from an Open Space (OS5) Zone which permits Conservation lands; Conservation works; Passive recreation uses which include hiking trails and multi-use pathways; and, Managed woodlots, and an Urban Reserve (UR4) which permits Existing dwellings; Agricultural uses (except for mushroom farms, commercial greenhouses, livestock facilities, and manure storage facilities); Conservation lands; Managed woodlot; Wayside pit; Passive recreation use; Kennels; Private outdoor recreation clubs; and, Riding stables, and a Holding Urban Reserve Special Provision (h-54•UR4(1)) Zone which permits one single detached dwelling to a Residential R9 Special Provision (R9-7(_)) Zone on the western half of the subject site which permits Apartment buildings; Lodging house class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; and, Continuum-of-care facilities up to a maximum density of 150 units per hectare and a maximum height of 53 metres with a special provision to reduce the minimum side yard depth from 21 metres to 12 metres and reduce the rear yard depth for the proposed parking structure from 4.5 metres to 0 metres

and a Residential R8 Special Provision (R8-4(_)) Zone on the eastern half of the subject site which permits: Apartment buildings; Handicapped person's apartment buildings; Lodging house class 2; Stacked townhousing; Senior citizen apartment buildings; Emergency care establishments; and Continuum-of-care facilities up to a maximum density of 75 units per hectare and a maximum height of 13 metres with a special provision to reduce the minimum lot frontage from 30 metres to 0 metres; reduce the westerly yard depth from 5 metres to 0 metres; and, reduce the easterly yard depth from 4.5 metres to 2.4 metres, and an Open Space Special Provision (OS5(_)) Zone to leave the range of permitted uses unchanged but allow a special provision to permit the area of land zoned Open Space (OS5) to be used as part of the maximum density calculation in conjunction with the lands proposed to be rezoned Residential R9 with the effect of reducing the maximum density of that portion of the site from 207 units per hectare to 129 units per hectare.

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 Michael Tomazincic **by July 31, 2015**, 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, 519-661-2500 extension 4937.

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 representatives on City Council, Ward 5 (east side of Richmond Street) Councillor Maureen Cassidy (office 519-661-2500 extension 4005, e-mail mcassidy@london.ca) or Ward 7 (west side of Richmond Street) Councillor Josh Morgan (office 519-661-2500 extension 4007, e-mail joshmorgan@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested Official Plan and 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.

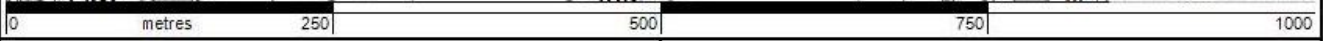
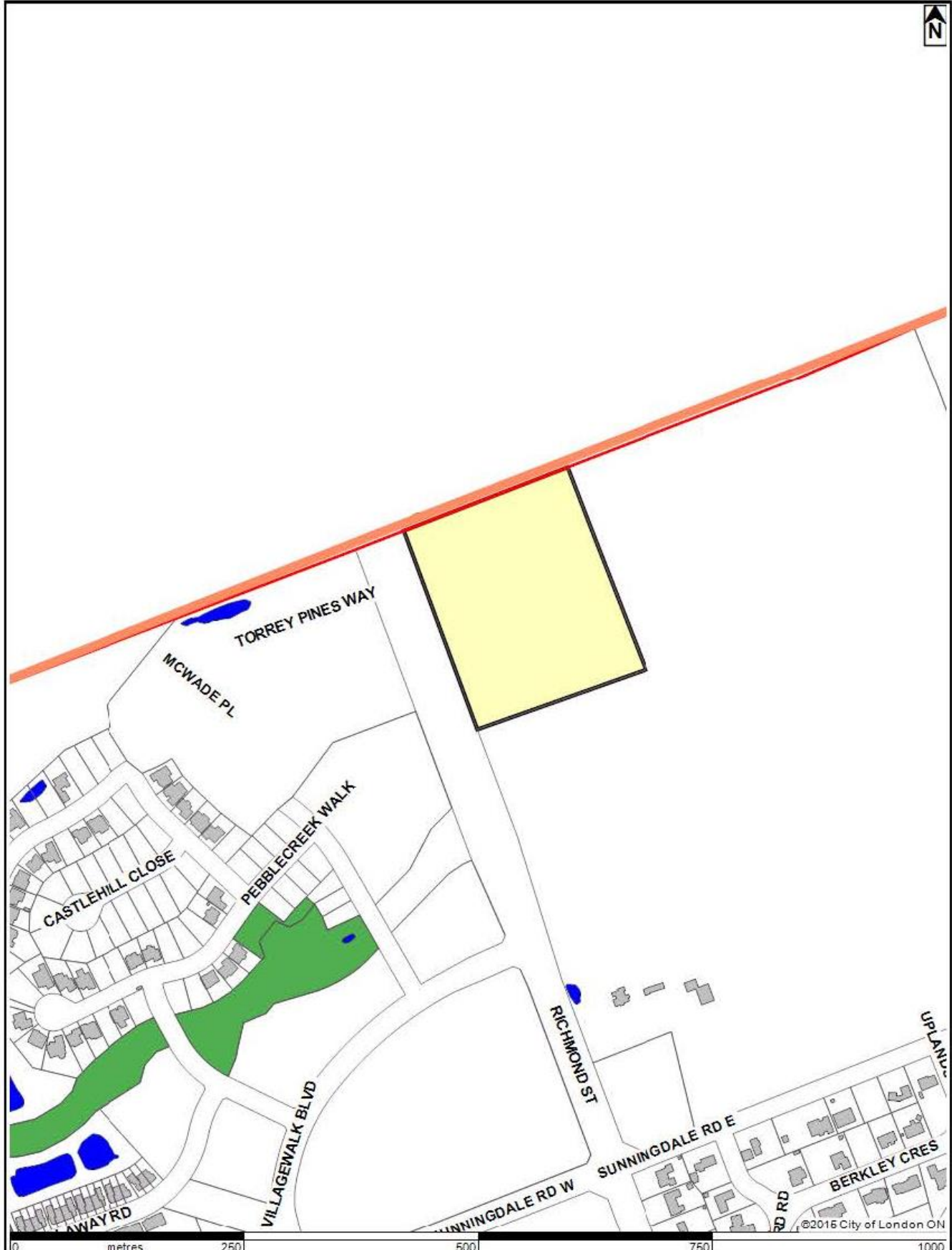
FOR MORE INFORMATION:

If you wish to view additional information or material about the requested amendments, 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 Michael Tomazincic at 519-661-2500 extension 4693, referring to “OZ-8501 – Old Oak Properties”.

TO BE NOTIFIED:






If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or 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 Site: **2300 Richmond St**
 Applicant: **Old Oak Properties Inc.**
 File Number: **OZ-8501**
 Planner: **Michael Tomazincic**
 Created By: **Michael Tomazincic**
 Date: **2015-07-03**
 Scale: **1:5000**

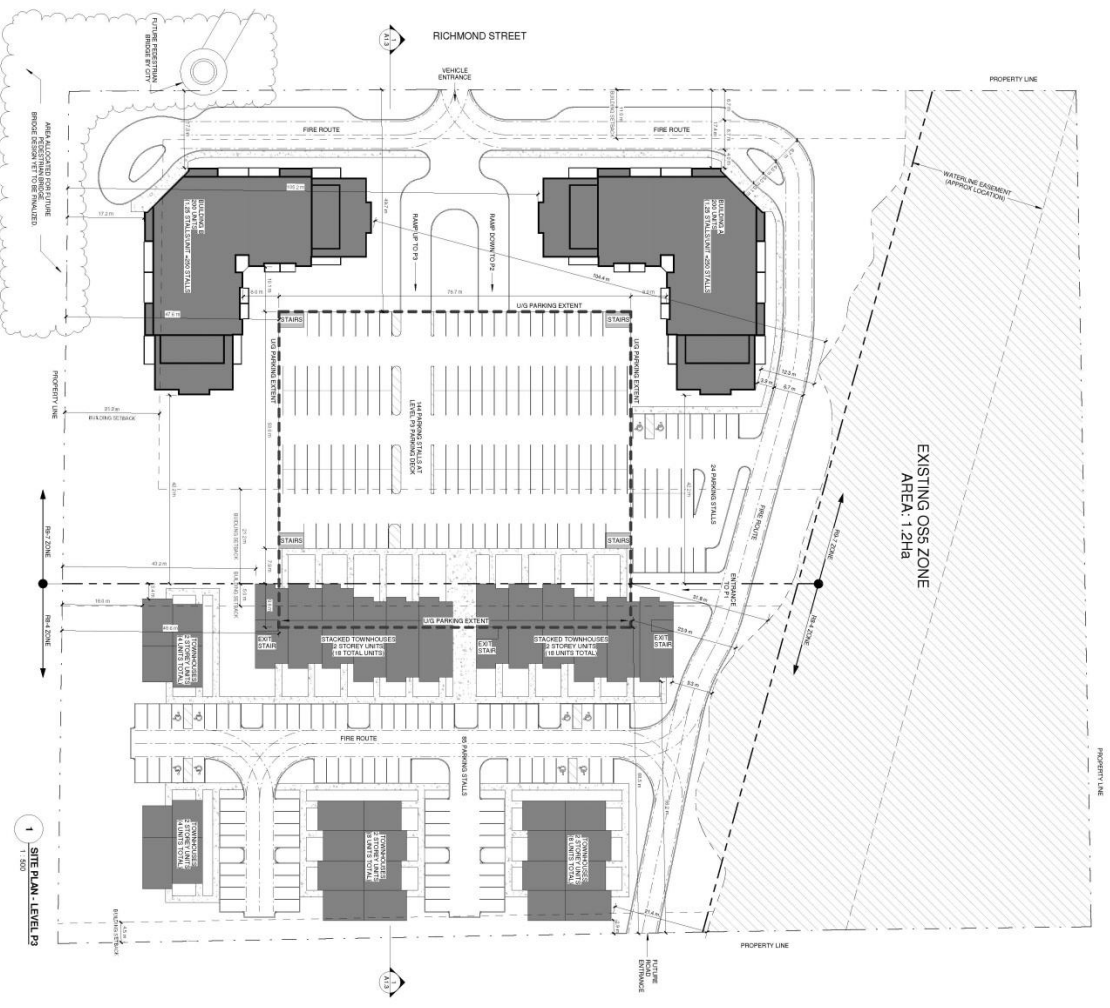
LEGEND

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



Corporation of the City of London
 Prepared By: Planning and Development

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1 SITE PLAN - LEVEL 03

Site Data Chart 19-7

Site Information		
2300 Richmond Street, London, Ontario PART OF LOT 16, CONCESSION 6 CITY OF LONDON, COUNTY OF MIDDLESEX ZONING: SRV AM NO. 2 / RESIDENTIAL 19-7 ZONE		
Required	Provided	
Town (Building A) (19-7 zoning)	1.1 Ha Min.	17.2 Ha
Minimum Side Yard Setback	21.20m Min.	10.52m
Minimum Rear Yard Setback	21.20m Min.	4.22m
Minimum Front Yard Setback	21.20m Min.	4.22m
Town (Building B) (19-7 zoning)	1.1 Ha Min.	17.2 Ha
Minimum Side Yard Setback	21.20m Min.	10.44m
Minimum Rear Yard Setback	21.20m Min.	4.22m
Minimum Front Yard Setback	21.20m Min.	4.22m
Parking Garage	7.0m Min.	4.0m Min.
Minimum Side Yard Setback	4.0m Min.	4.0m Min.
Minimum Rear Yard Setback	4.0m Min.	4.0m Min.
Minimum Front Yard Setback	4.0m Min.	4.0m Min.

Site Data Chart 19-4

Site Information		
2300 Richmond Street, London, Ontario PART OF LOT 16, CONCESSION 6 CITY OF LONDON, COUNTY OF MIDDLESEX ZONING: SRV AM NO. 2 / RESIDENTIAL 19-4 ZONE		
Required	Provided	
Single-Dwelling (19-4 zoning)	5.0m Min.	0.0m
Minimum Side Yard Setback	5.0m Min.	4.22m
Minimum Rear Yard Setback	5.0m Min.	4.22m
Minimum Front Yard Setback	5.0m Min.	0.0m
Townhouse (General) (19-4 zoning)	4.0m Min.	0.0m
Minimum Side Yard Setback	4.0m Min.	4.22m
Minimum Rear Yard Setback	4.0m Min.	4.22m
Minimum Front Yard Setback	4.0m Min.	0.0m
Parking Garage	4.0m Min.	2.9m
Minimum Side Yard Setback	4.0m Min.	4.0m Min.
Minimum Rear Yard Setback	4.0m Min.	4.0m Min.
Minimum Front Yard Setback	4.0m Min.	4.0m Min.

BUILDING HEIGHT	Maximum	Proposed
Town (Building A and Building B)	N/A	03m
Parking Garage	N/A	09m
Max. Number of Storeys (Town (Building A and Building B))	N/A	16

BUILDING HEIGHT	Maximum	Proposed
Single-Dwelling	13.0m	12.0m
Townhouse	13.0m	6.0m
Max. Number of Storeys (Single-Dwelling/Townhouse)	N/A	4

LOT AREA (M ²)	Minimum	Proposed
LOT AREA (19-7)	1,000m ²	1,048.14m ²
LOT AREA (19-4)	1,000m ²	1,172.00m ²

LOT AREA (M ²)	Minimum	Proposed
LOT AREA (19-4)	1,000m ²	1,172.00m ²
LOT AREA (19-4)	1,000m ²	1,172.00m ²

UNIT DENSITY	Minimum	Maximum	Proposed
LOT 19-7	N/A	500 Units/ha	127.2 Units/ha
LOT 19-4	N/A	500 Units/ha	127.2 Units/ha
LOT AREA (19-7)	1,000.00m ²	1,048.14m ²	1,048.14m ²
LOT AREA (19-4)	1,000.00m ²	1,172.00m ²	1,172.00m ²

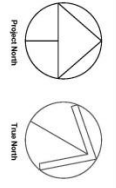
UNIT DENSITY	Minimum	Maximum	Proposed
LOT 19-4	N/A	75 Units/ha	75 Units/ha
LOT 19-4	N/A	75 Units/ha	75 Units/ha
LOT AREA (19-4)	1,000.00m ²	1,172.00m ²	1,172.00m ²
LOT AREA (19-4)	1,000.00m ²	1,172.00m ²	1,172.00m ²

CONCRETE SITE EXAM	Required	Provided
PARKING BIKEWAY	Required	Provided
1:25 parking spaces per dwelling unit included	Required	Provided
Building A (500 Units)	50 DEC 19	50 DEC 19
Building B (500 Units)	50 DEC 19	50 DEC 19
Townhouse (60 Units)	75	75
1:25, 480 units	625	625
Barrier Free & Labeled Mobility	6 B.F. and 4	16 B.F. INCL.
	Indoor	Indoor

BIKEWAY PARKING	0.75/Unit = 546	346
Indoor Storage		

Building A & B (Stacked Townhouse)	480 Units
Townhouse	28 Units
Total Units	480 Units

Building A & B (Stacked Townhouse)	480 Units
Townhouse	28 Units
Total Units	480 Units



No.	Date	Revision
1	10/15/15	ISSUED FOR PERMITS
2	10/15/15	ISSUED FOR PERMITS
3	10/15/15	ISSUED FOR PERMITS
4	10/15/15	ISSUED FOR PERMITS
5	10/15/15	ISSUED FOR PERMITS

srm
ARCHITECTS INC.

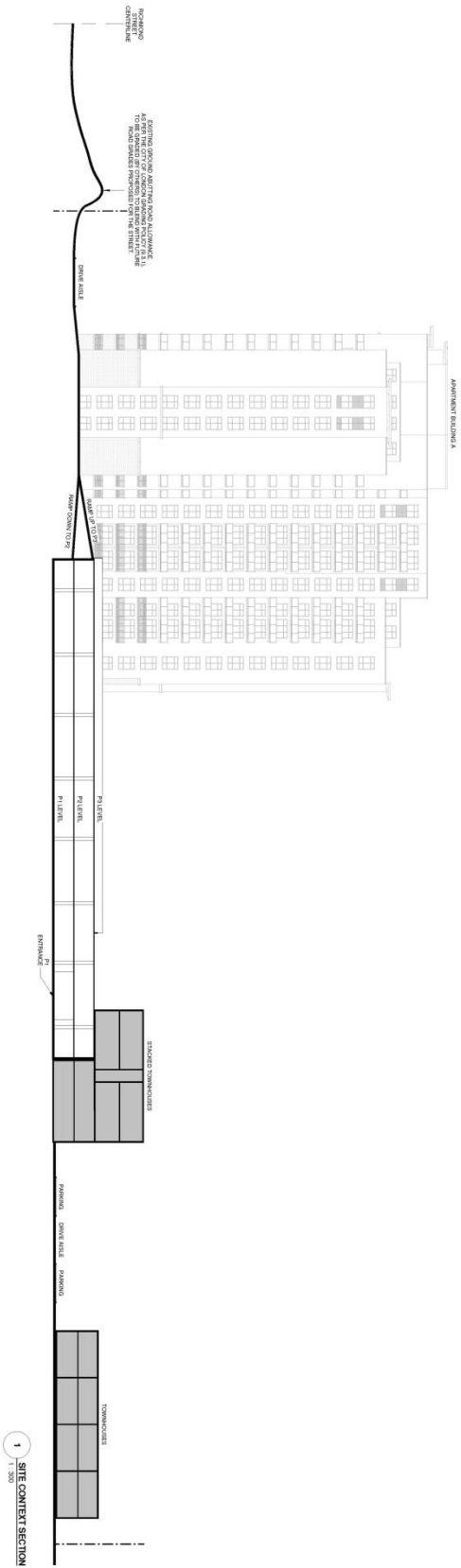
Project No: 13001
Date: 2015/05/19
City: MK
Client: BH
Project Address: 2110 RIVERVIEW BLVD UNIT 107

2300 RICHMOND STREET LONDON, ON

SITE PLAN

Ontario Association of Architects
A1.1

City & Town of London
City Engineer: A1.1
City Engineer: A1.1



2300 RICHMOND STREET, 2ND FLOOR	
NO.	DATE
	Revision

srm
ARCHITECTS INC.

13051
2018.02.19
MK
RM

2300 RICHMOND STREET, 2ND FLOOR

**2300 RICHMOND STREET
LONDON, ON**

SITE CONTEXT SECTION

ONTARIO ASSOCIATION OF ARCHITECTS
REGISTERED ARCHITECTS
1972

1:200

CPA & CPA
A1.3