



OZ-8501  
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November 11, 2015

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

**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 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) Zone which permits existing dwellings, agricultural uses (except for mushroom farms, commercial greenhouses, livestock facilities, and manure storage facilities), conservation lands, managed woodlots, wayside pits, 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.

## **PUBLIC MEETING:**

By letter dated July 3, 2015, 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, November 30, 2015, no earlier than 7:15 p.m.** Meetings are held in the Council Chambers on the second floor 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.

Your representative on City Council, Ward 5 (east side of Richmond Street) Councillor Maureen Cassidy (office 519-661-2500 extension 4005, email [mcassidy@london.ca](mailto: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](mailto:joshmorgan@london.ca)) would be pleased to discuss any concerns you may have with this application.

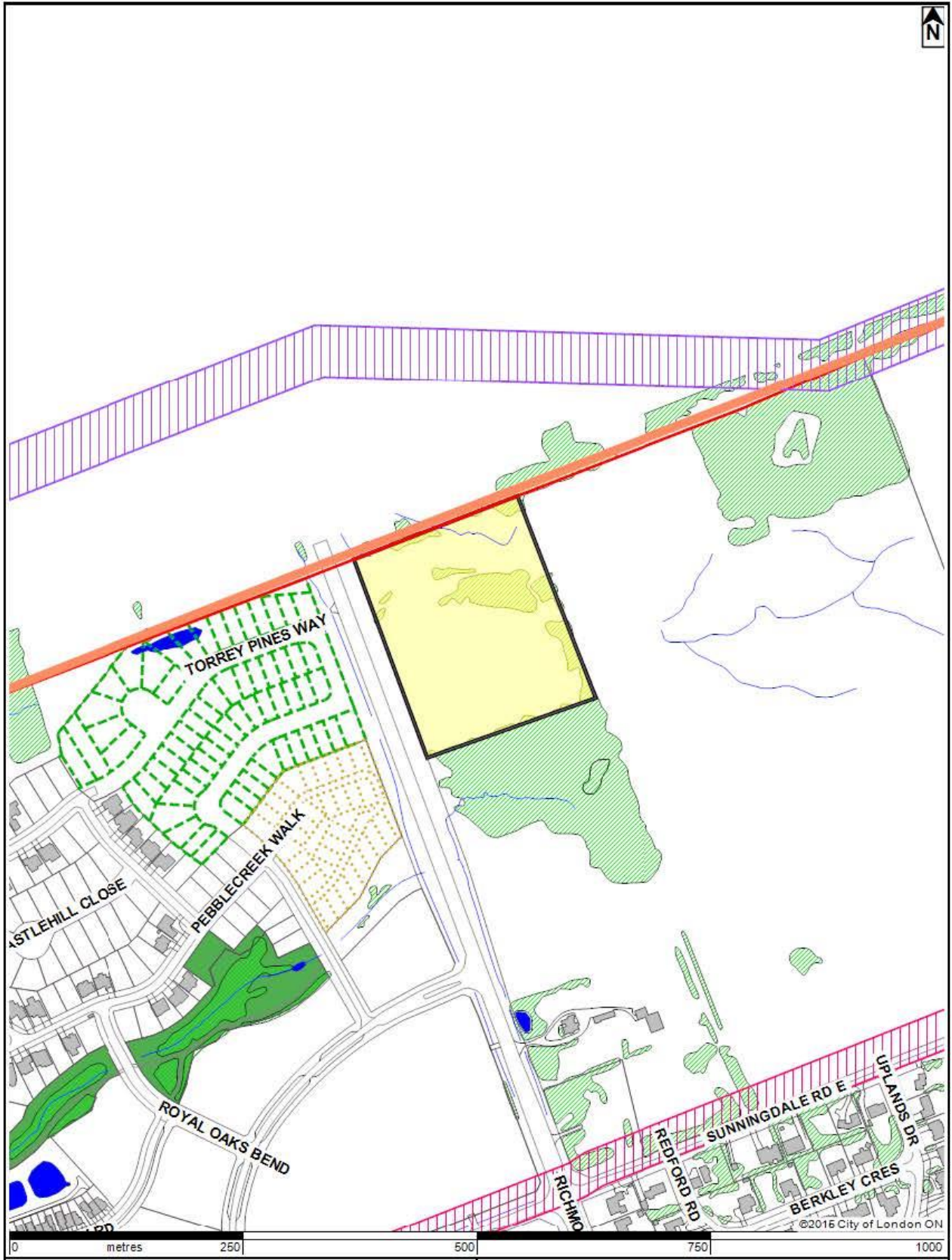
## **FOR MORE INFORMATION:**

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 Official Plan amendment and/or 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 Barb Debbert at 519-661-2500 extension 5345, referring to “OZ-8501”.**

## **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.



**LOCATION MAP**

Subject Site: **2300 Richmond St**  
 Applicant: **Old Oak Properties Inc.**  
 File Number: **OZ-8501**  
 Planner: Barb Debbert  
 Created By: **Barb Debbert**  
 Date: **2015-11-03**  
 Scale: **1:5000**

**LEGEND**

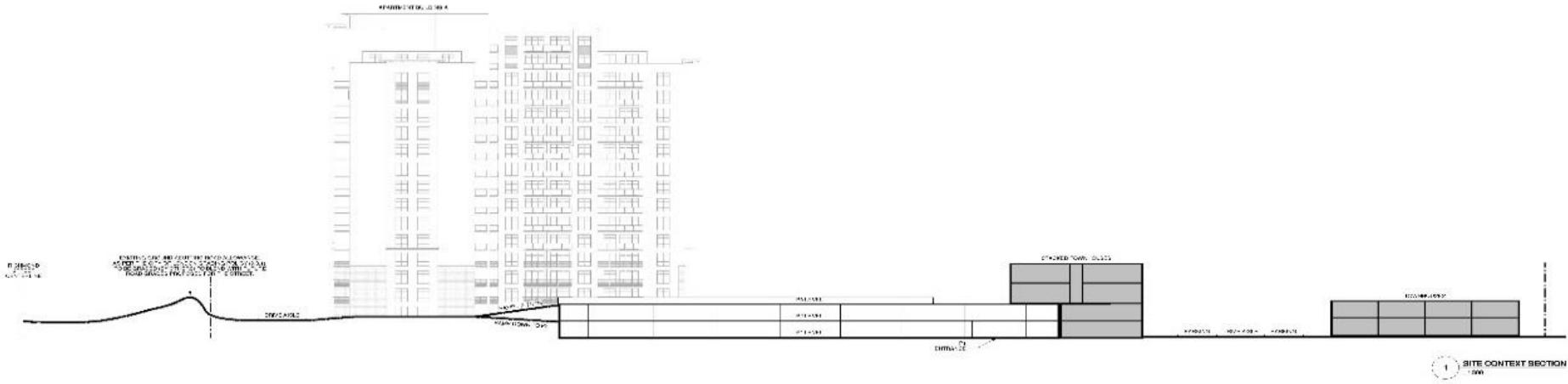
-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

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





I hereby certify that the above is a true and correct copy of the original drawing as submitted to the City of London, Ontario, and that the same has not been altered in any way since its submission.



| No. | Date | Revisions |
|-----|------|-----------|
|     |      |           |

**sr**m  
 ARCHITECTS INC.

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**SITE CONTEXT SECTION**

1 SITE CONTEXT SECTION  
 1/200

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