



Z-8617
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May 25th, 2016

NOTICE OF APPLICATION TO AMEND THE ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Zoning By-law 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:

Rygar Properties Inc.

LOCATION:

100 Fullarton Street, 475-501 Talbot Street and 93-95 Dufferin Avenue - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to allow for a comprehensive mixed-use redevelopment of the subject site which includes a 9-storey building in the central portion of the site along Talbot Street comprised of approximately 607m² of commercial space on the ground floor with 92 residential units above, a 38-storey tower on the southern portion of the site with approximately 660m² of commercial space on the ground floor and 349 residential units above, and a 29-storey tower on the northern portion of the site with approximately 660m² of commercial space on the ground floor and 262 residential units above. Overall, the proposed redevelopment would provide for approximately 1,670m² of commercial space at street-level, 703 residential apartment units and a total of 729 parking spaces that would be provided between 4 levels of underground parking and three levels of above ground structured parking located at the rear of the proposed buildings.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 from a Downtown Area Bonus (DA1•D350•B-25) Zone which permits a wide range of office, commercial, retail, and institutional uses and a range of residential uses up to a maximum density of 350 units per hectare and a maximum height of 90m with the bonus zone permitting a mixed-use building of a specified design up to 1,155 units per hectare and a maximum height of 110m, and a Downtown Area (DA2) Zone which permits a similar range and extent of office, commercial, retail, institutional and residential uses, to a Downtown Area Bonus (DA2•D350•B(_)) Zone which would generally permit the same range of uses as the existing zoning with a bonus zone which would permit a maximum density of 1,200 units per hectare and a maximum height of 125 metres in return for the construction of a specified building design and other eligible facilities, services or matters identified in section 19.4.4 of the City's Official Plan.

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 "Downtown Area" in

the Official Plan, which permits a broad range of retail, service, office, institutional, entertainment, recreational, open space and high density residential land uses.

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 Enter Planners name **by June 16, 2016**, 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 representative on City Council, Ward13 Councillor Tanya Park (office 519-661-2500 extension 4013, e-mail tpark@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested 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.

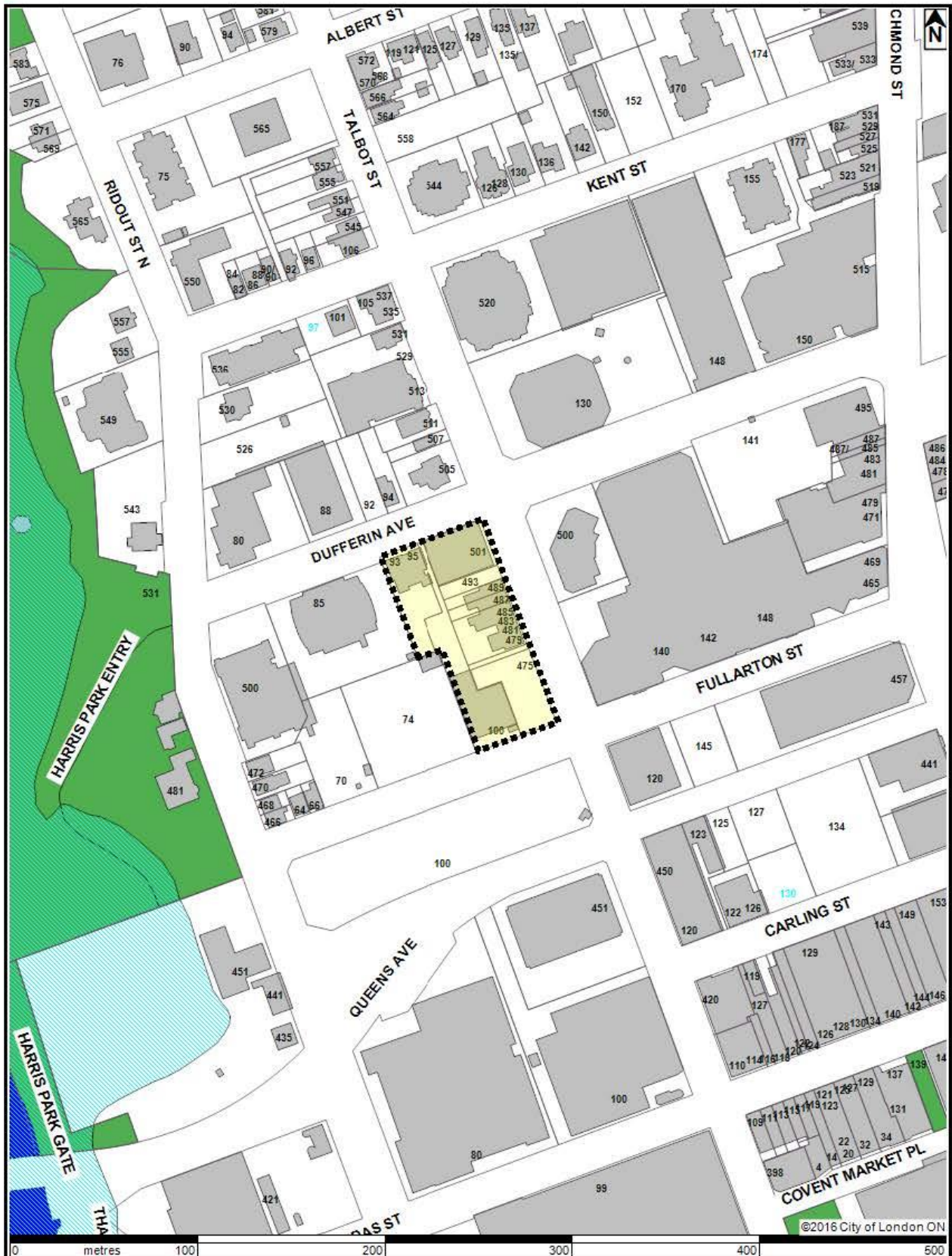
FOR INFORMATION:

If you wish to view additional information or material about the requested Zoning By-law amendment, 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 Mike Davis at 519-661-2500 extension 4650, referring to "Z-8617".

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the 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

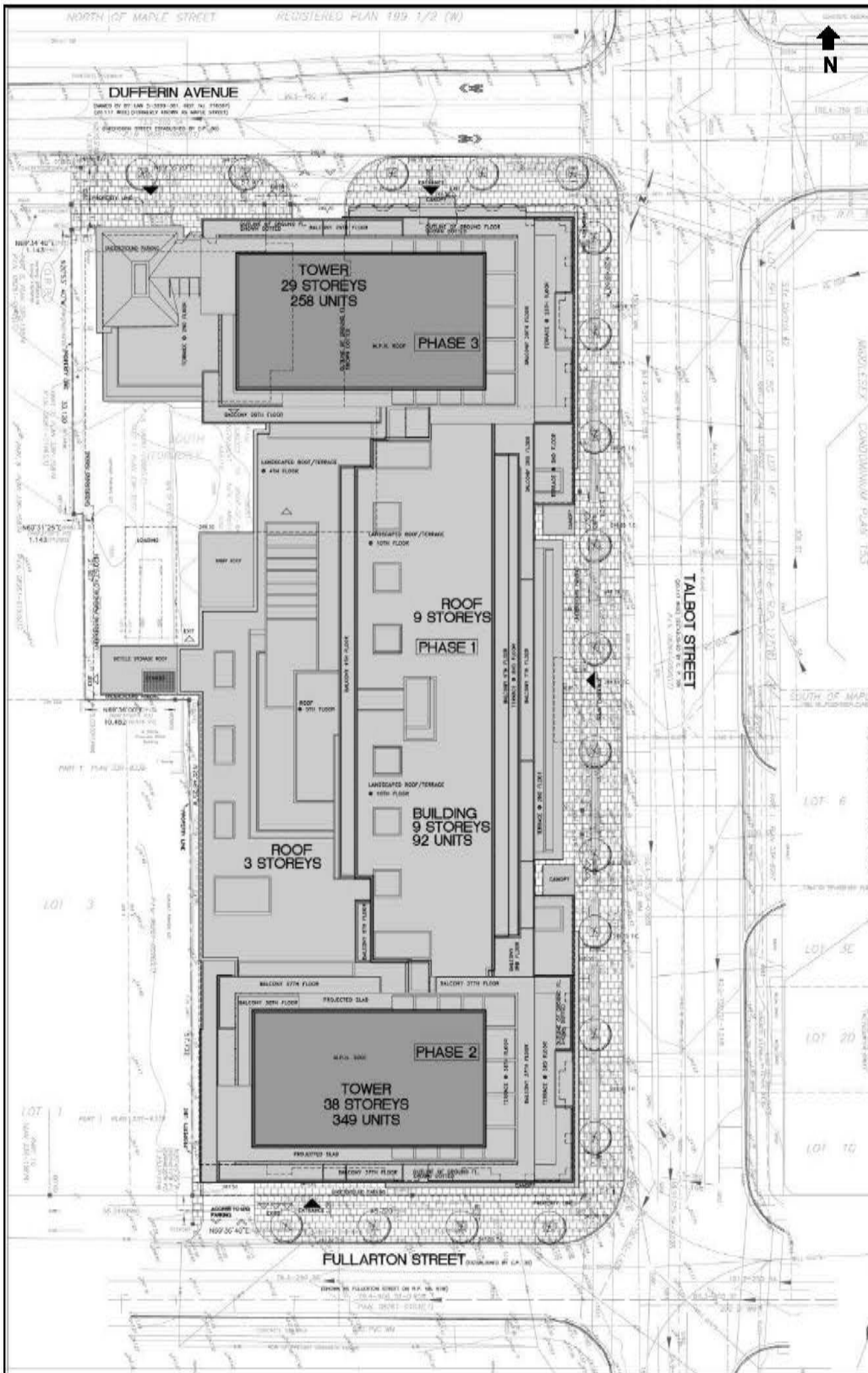
Subject Site: 100 Fullarton St, 475-501 Talbot St, 93-95 Dufferin Ave
 Applicant: 2412029 Ontario Inc.
 File Number: Z-8617
 Planner: Michael W Davis
 Created By: Michael W. Davis
 Date: 2016-05-18
 Scale: 1:2500

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

LEGEND

	Subject Site
	Parks
	Assessment Parcels
	Buildings
	Address Numbers

Proposed Site Plan:



Building Renderings:

