



Z-8633
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June 15, 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:

2403290 Ontario Limited

LOCATION:

545 Fanshawe Park Road West - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to provide for the development of two high-rise apartment buildings, townhouse units, a mix of surface and underground parking spaces, and an outdoor amenity area. The high-rise apartment building proposed on the east half of the site is 16 storeys in height and contains 141 apartment units and two townhouse units. The high-rise apartment building on the west half of the site is 17 storeys in height and contains 141 apartment units and 2 townhouse units.

A proposal for two residential high-rise apartment buildings was previously approved by Municipal Council on April 11, 2014. The previous proposal contemplated: an apartment building on the east half of the site that was 16 storeys in height containing 120 apartment units and 8 townhouse units; and, an apartment building on the west half of the site that was 17 storeys in height containing 115 apartment units and 7 townhouse units. The current application proposes a modification to the approved development concept of April 11, 2014.

POSSIBLE AMENDMENT:

The applicant is requesting a change in the Z.-1 Zoning By-law **FROM** a Holding Residential R9 Special Provision Bonus (h-11•h-55•h-169•h-170•R9-7(22)•B-27) Zone and an Open Space (OS4) Zone **TO** a Holding Residential R9 Special Provision Bonus (h-11•h-55•h-169•h-170•R9-7()•B-) Zone and an Open Space (OS4) Zone.

The base Residential R9(R9-7) Zone permits: apartment buildings; lodging houses class 2; senior citizen apartment buildings; handicapped persons apartment buildings; and, continuum-of-care facilities.

The Residential R9 Special Provision (R9-7(22)) Zone permits: a minimum front yard setback of 5 metres; a minimum (east) interior side yard setback of 12.4 metres; a minimum (west) interior side yard setback of 9.2 metres; and, a minimum rear yard setback of 9.5 metres.

The Residential R9 Special Provision Bonus (R9-7(22)•B-27) Zone provides for a specific development concept and site elements including, but not limited to, two residential point towers, a common podium containing townhouses, and a mix surface and underground parking spaces. The regulations of the Residential R9 Special Provision Bonus (R9-7(22)•B-27) Zone permit: a maximum building height of 60 metres; a maximum of 250 dwelling units; a maximum density of 246 units per hectare; a minimum front yard setback of 5 metres; a minimum (east) interior side yard setback of 12.4 metres; a minimum (west) interior side yard setback of 9.2 metres; and, a minimum rear yard setback of 9.5 metres.

The Holding “(h-11, h-55, h-169 and h-170)” Zones require: the preparation, and entering into with the City of London, of a development agreement and associated site plan; the preparation of a traffic impact study; the preparation and approval of conceptual storm/drainage and stormwater management works prior to a site plan application; and, that specific development design criteria, including but not limited to outlet capacity, be met to the satisfaction of the City of London.

The Open Space (OS4) Zone permits conservation lands and works and public and private parks.

The applicant is requesting that the Residential R9 Special Provision (R9-7(22)) Zone be amended to permit: a minimum front yard setback of 0 metres; a minimum (east) interior side yard setback of 12 metres; a minimum (west) interior side yard setback of 9 metres; and, a minimum rear yard setback of 4 metres.

The applicant is also requesting that the Residential R9 Special Provision Bonus (R9-7(22)•B27) Zone be amended to provide for a revised development concept that would permit: a maximum building height of 60 metres; a maximum residential density of 281 units per hectare; a maximum of 286 dwelling units; a minimum front yard setback of 0 metres; a minimum (east) interior side yard setback of 12 metres; a minimum (west) interior side yard setback of 9 metres; and, a minimum rear yard setback of 4 metres in return for a specific development concept (see attached, Figures 1 and 2) including such features as: two high-rise apartment buildings; townhouse units; a mix of surface and underground parking spaces; and, an outdoor amenity area.

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 “Multi-Family High Density Residential” in the Official Plan, which permits such uses as high-rise apartment buildings.

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 Brian Turcotte by July 6, 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.

This application is considered to be residential intensification under the policies of the City's Official Plan. While a public site plan meeting is not required for this application, site plan matters, including those matters set out in the intensification policies of the Official Plan, will be considered as part of the staff review of this application. By way of this letter, we are also asking for your input and comments regarding this proposal. The matters that you might want to consider include fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the building on the site. These policies are found in Section 3.2.3.5 of the Official Plan, and may be viewed online at the City of London Website, www.london.ca.

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 7 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 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.

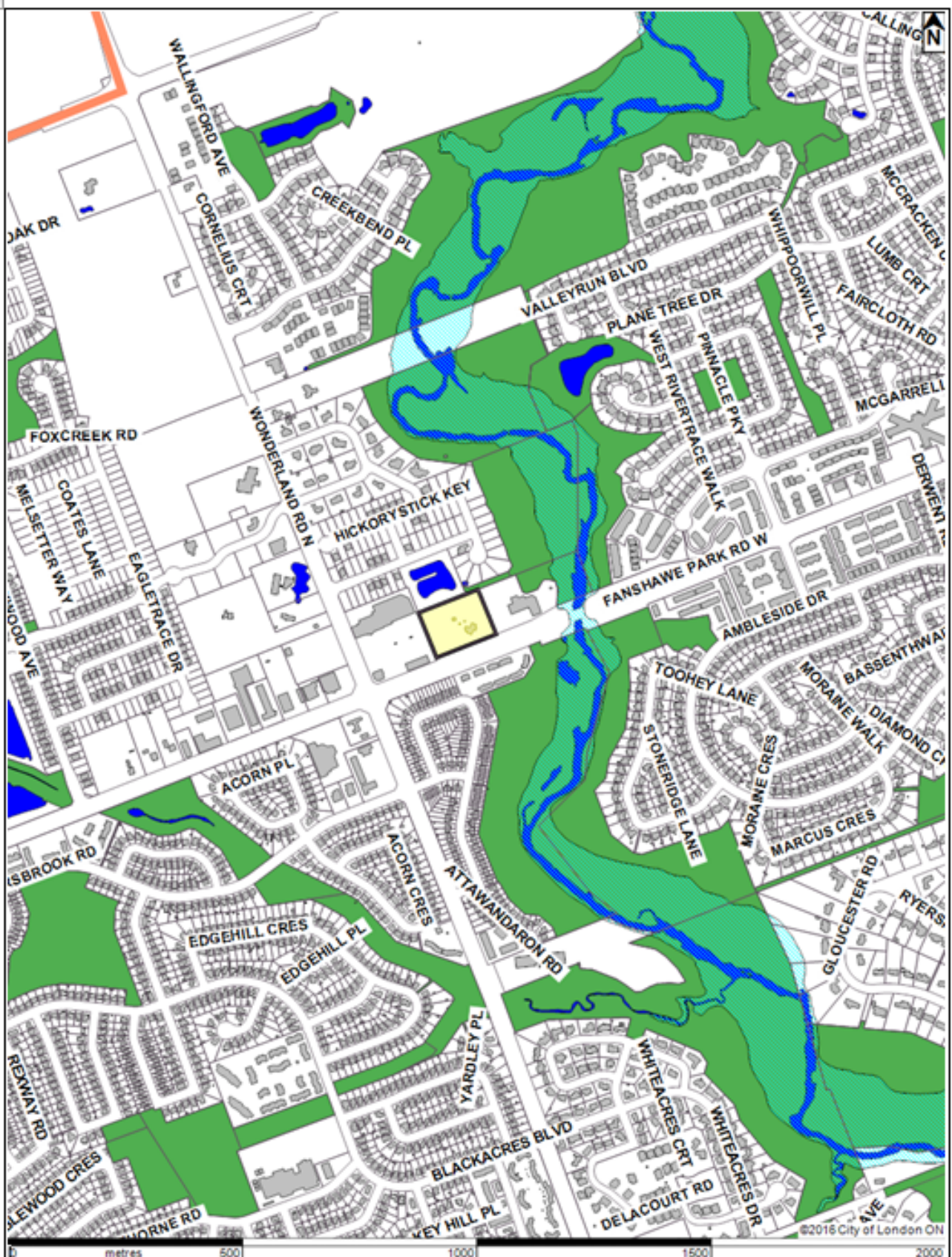
FOR INFORMATION:

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 Brian Turcotte at 519-661-2500 extension 4651, referring to "Z-8633".

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: 545 Fanshawe Park Rd W
 Applicant: 2403290 Ontario Ltd
 File Number: Z-8633
 Planner: Brian Turcotte
 Created By: Brian Turcotte
 Date: 2016-06-08
 Scale: 1:10100

LEGEND

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

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



Figures 1

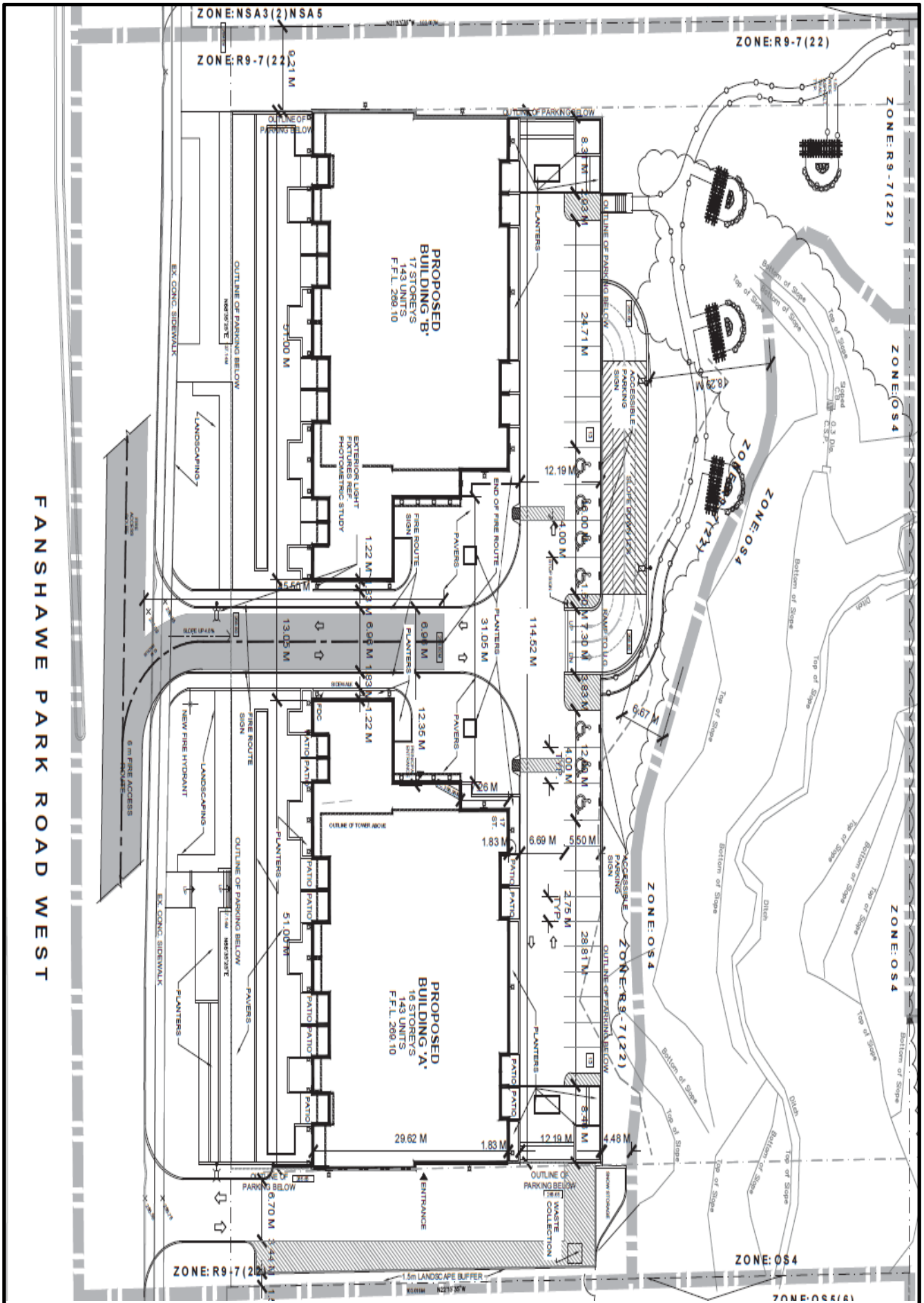


Figure 2

