



OZ-8552
Planner: Michael Tomazincic
Telephone: 519-661-2500 extension 4693
Fax: 519-661-5397
Email: mtomazin@london.ca
Website: www.london.ca

August 30, 2016

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

APPLICANT:

Textbook (Ross Park) Inc.

LOCATION:

1234-1246 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 15-storey apartment building with 199 residential units (maximum 2-bedrooms per unit) and commercial uses on the ground floor serviced by 49 parking spaces.

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 a Residential R1 Special Provision (R1-5(3)) Zone, to a Residential R9 Bonus (R9-7•H50•B-__) Zone.

The uses which may be permitted in the requested Residential R9-7 Zone include: Apartment buildings; Lodging house class 2; Senior citizens apartment buildings; Handicapped persons apartment buildings; and, Continuum-of-care facilities, constructed at a maximum height of 50m (approx. 16 storeys) and at a maximum density of 150 units per hectare. The requested amendment also includes a Bonus B-(_) Zone to permit an increase in the maximum density of up to 654 units per hectare and to permit commercial uses on the ground floor in return for services, facilities and matters, as determined by Council, such as the construction of a specified building design.

The application also requests to modify various standard zoning regulations to permit: a minimum of 49 parking spaces; a maximum of 2-bedrooms per dwelling unit; northerly rear yard setback of 0.8m; a southerly front yard setback of 4.5m from Raymond Avenue; and, an easterly side yard setback of 0.0m from the public right-of-way (i.e. rear laneway).

PUBLIC MEETING:

By letter dated December 2, 2015 you were informed of a possible amendment for these lands to permit the development of a 17-storey apartment building with 219 residential units. The development proposal has since been modified to reduce the previously requested level of intensity (as described in the above Purpose and Effect).

You are now advised that the Planning & Environment Committee will consider this application at its meeting on **Monday, September 19, 2016 no earlier than 4:30 p.m.** Meetings are held in the Council Chambers of City Hall, located on the third floor 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 6 Councillor Phil Squire (519-661-2500 x4006, psquire@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 Michael Tomazincic at 519-661-2500 extension 4693, referring to "OZ-8552".

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: 1234 - 1246 Richmond St
 Applicant: ZELINKA PRIAMO LTD.
 File Number: OZ-8552
 Planner: Michael Tomazincic
 Created By: Michael Tomazincic
 Date: 2016-08-31
 Scale: 1:2500

LEGEND

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

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





RENDERING VIEW 1
1240 RICHMOND STREET, LONDON

2016-06-29





RENDERING VIEW 4
1240 RICHMOND STREET, LONDON

2016-06-29

srm

ARCHITECTS INC.
230002106.2.17.411 PM