



Z-8633
B. Turcotte
Tel: 519-661-2500 extension 4651
Fax: 519-661-5397
Email: bturcott@london.ca
Website: www.london.ca

November 4, 2016

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

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 2 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 existing 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 existing 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 existing 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 storm water 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 existing 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)•B-(27)) Zone be amended to provide for a revised development concept that would permit: a maximum building height of 65 metres (it being noted that any additional height above 61 metres would be for the purpose of the installation of an architectural detail and not for additional habitable space); 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; a minimum rear yard setback of 4 metres; a minimum landscaped open space of 29.5%; a maximum lot coverage of 64%; and 324 vehicular (surface and subsurface) parking spaces plus an additional 68 tandem subsurface parking spaces 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.

The applicant has not requested any changes to the existing Holding “(h-11, h-55, h-169 and h-170)” Zones or the Open Space (OS4) Zone.

The City of London may also consider 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 Bonus (h-11•h-55•h-169•h-170•R9-7•B-()) Zone and an Open Space (OS4) Zone. The purpose and effect of the considered Zoning By-law amendment would be to consolidate the requested Special Provisions of the Residential R9 Special Provision (R9-7(22)) Zone (noted above) and the requested regulations of the amended Bonus “B-(27)” Zone (noted above) into a new comprehensive Bonus “B-(*)” Zone to provide for the revised development concept. No changes to the existing Holding “(h-11, h-55, h-169 and h-170)” Zones or the Open Space (OS4) Zone would be considered. The City may also consider the application of a Height “(H)” provision to the base Residential R9-7(22) Zone. A height of 65 metres has been requested in the amended Bonus “(B-(27))” Zone noted above.

PUBLIC MEETING:

By letter dated June 15, 2016, 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 28, 2016, no earlier than 4:00 p.m.** Meetings are held in the Council Chambers 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 7 Councillor Josh Morgan (office 519-661-2500, extension 4007, email joshmorgan@london.ca) would be pleased to discuss any concerns you may have with this application.

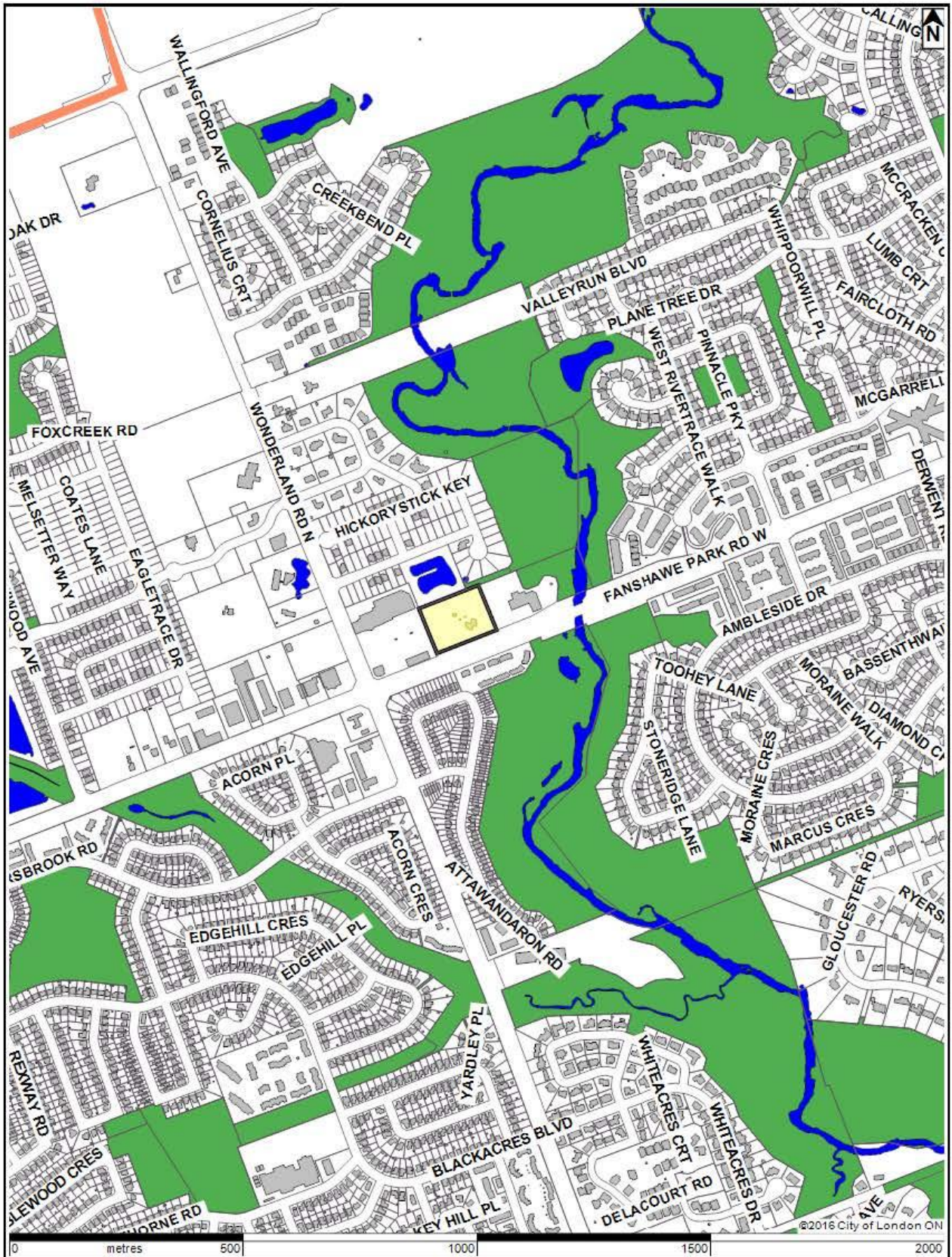
FOR MORE INFORMATION:

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 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 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 and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



LOCATION MAP

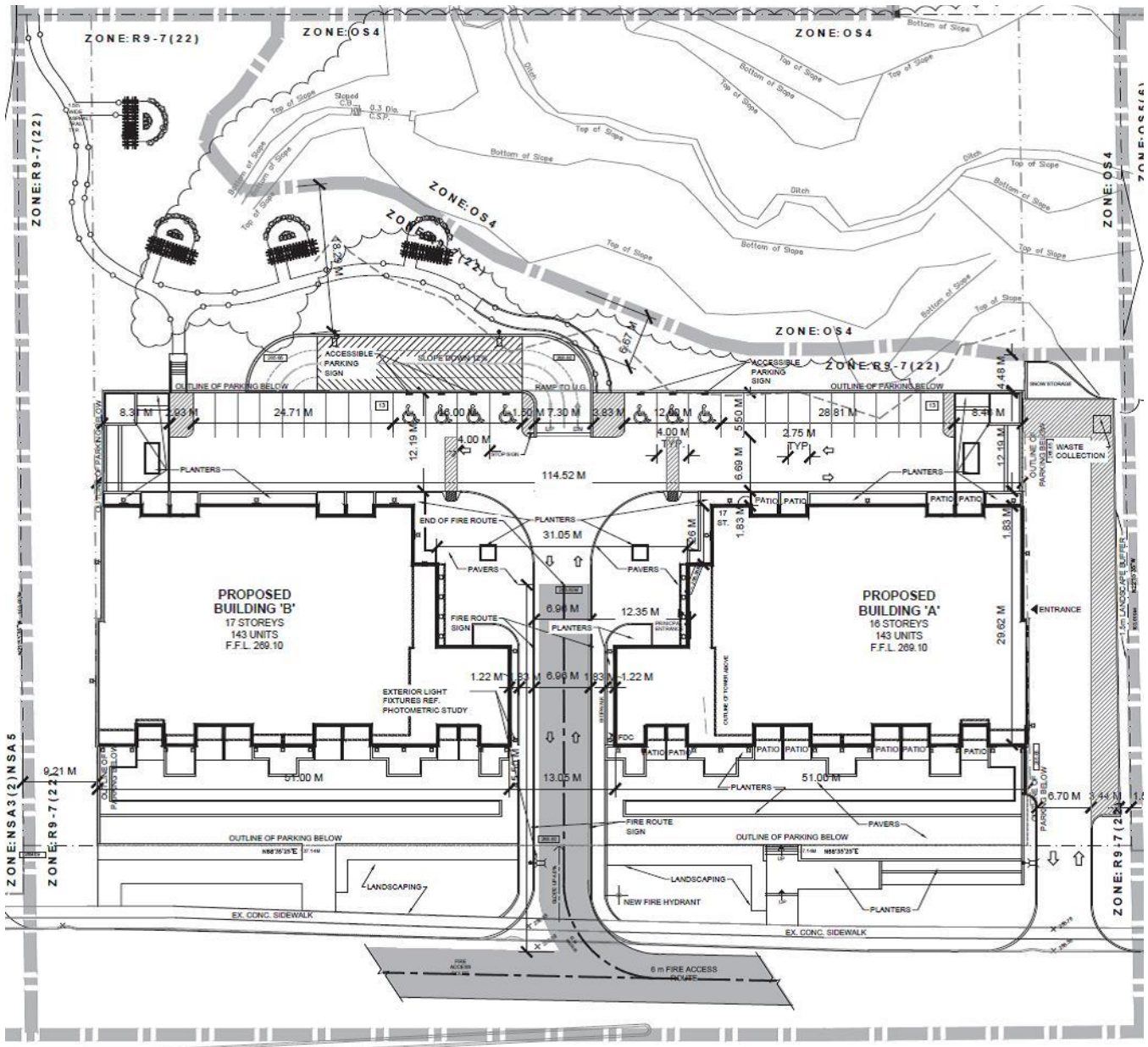
Subject Site: **545 Fanshawe Park Rd W**
 Applicant: **2403290 Ontario Ltd**
 File Number: **Z-8633**
 Planner: **Brian Turcotte**
 Created By: **Brian Turcotte**
 Date: **2016-11-03**
 Scale: **1:10 100**

LEGEND

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

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





FANSHAWE PARK ROAD WEST

