



OZ-8462
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January 4, 2017

REVISED NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Official Plan and Zoning By-law Z.-1 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. This application was received in November, 2014 and was put on hold at the applicant's request. This notice is provided because a revised proposal has been submitted.

APPLICANT:

Auburn Developments Inc.

LOCATION:

560 & 562 Wellington Street - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Official Plan amendment and Zoning By-law amendment is to permit the development of a 22-storey (78m tall) mixed-use apartment building containing 151 dwelling units and 279m² of commercial floor area on the ground floor. The proposed development includes 236 parking spaces incorporated into the building both below and above grade.

POSSIBLE AMENDMENT:

Change Official Plan land use designation **FROM** Low Density Residential **TO** Multi Family, High Density Residential with a Specific Policy that provides site specific regulations to permit a maximum height of 22 storeys, a maximum floor area ratio of 9.25, and permissions for a limited range of retail and service commercial related uses on the ground floor.

Change Zoning By-law Z.-1 **FROM** an Office (OF1) Zone, which permits offices and medical/dental offices, **TO** a Residential R10 Special Provision (R10-5(_)) Zone, which will permit the proposed 22-storey building. The Special Provision will permit a range of commercial uses and includes site specific regulations including maximum building height of 78m, maximum density of 700 units per hectare, minimum setback of 0m on all sides of the building's podium, minimum landscaped area of 20% which includes the rooftop amenity areas, and other regulations.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, the new Council-adopted official plan for the City of London. In this location, the Neighbourhoods Place Type permits residential development up to 4 storeys, which may increase to a maximum of 6 storeys with bonusing.

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 J. Adema **by January 25, 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, Ward 13 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 Official Plan and 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 MORE INFORMATION:

If you wish to view additional information or material about the requested amendments, 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 J. Adema at 519-661-2500 extension 4649, referring to "OZ-8462".

TO BE NOTIFIED:






If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or 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: **560**
 Applicant: **GSP Group Inc.**
 File Number: **OZ-8462**
 Planner: **Michael W Davis**
 Created By: **Justin Adema**
 Date: **2016-12-20**
 Scale: **1:2500**

LEGEND

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



Proposed Design:

