



Z-8789
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August 9, 2017

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

APPLICANT:

The Tricar Group

LOCATION:

32, 36 & 40 York Street & part of 330 Thames Street - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to permit the comprehensive redevelopment of the subject site for a 24-storey (72 meters) building comprised of 245 residential units and may contain approximately 2,781 sq. m of retail, commercial and office space in the base of the building. Parking will be provided between 2 levels of underground parking and 2 levels of above ground parking contained in the building. The removal of a holding provision requiring a wind impact assessment will be considered. The City may also consider the application of other holding provisions for the site.

POSSIBLE AMENDMENT

Change Zoning By-law Z.-1 from a Holding Downtown Area (h-3•DA2•D350) Zone which permits a range of retail, commercial, office and residential uses up to a maximum density of 350 units per hectare and a maximum height of 90 meters, to a Downtown Area Bonus (DA2•D350•B(*)•B(**)) Zone which permits the same range of uses and same maximum height as the existing zoning. The requested B(*) bonus zone would permit a maximum density of 464 units per hectare 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. Should part of 330 Thames Street not be included in the requested Zoning By-law Amendment, the B(**) bonus zone would permit a maximum density of 605 units per hectare as a result of the reduced land area. The building would include the same number of residential units, but may not include retail, commercial or office space in the base of the building.

PUBLIC MEETING:

By letter dated July 12, 2017, 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, August 28, 2017, no earlier than 8:30 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, 519-661-2489 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 13 Councillor Tanya Park (office (519) 661-CITY (2489) extension 4013, email tpark@london.ca) would be pleased to discuss any concerns you may have with this application.

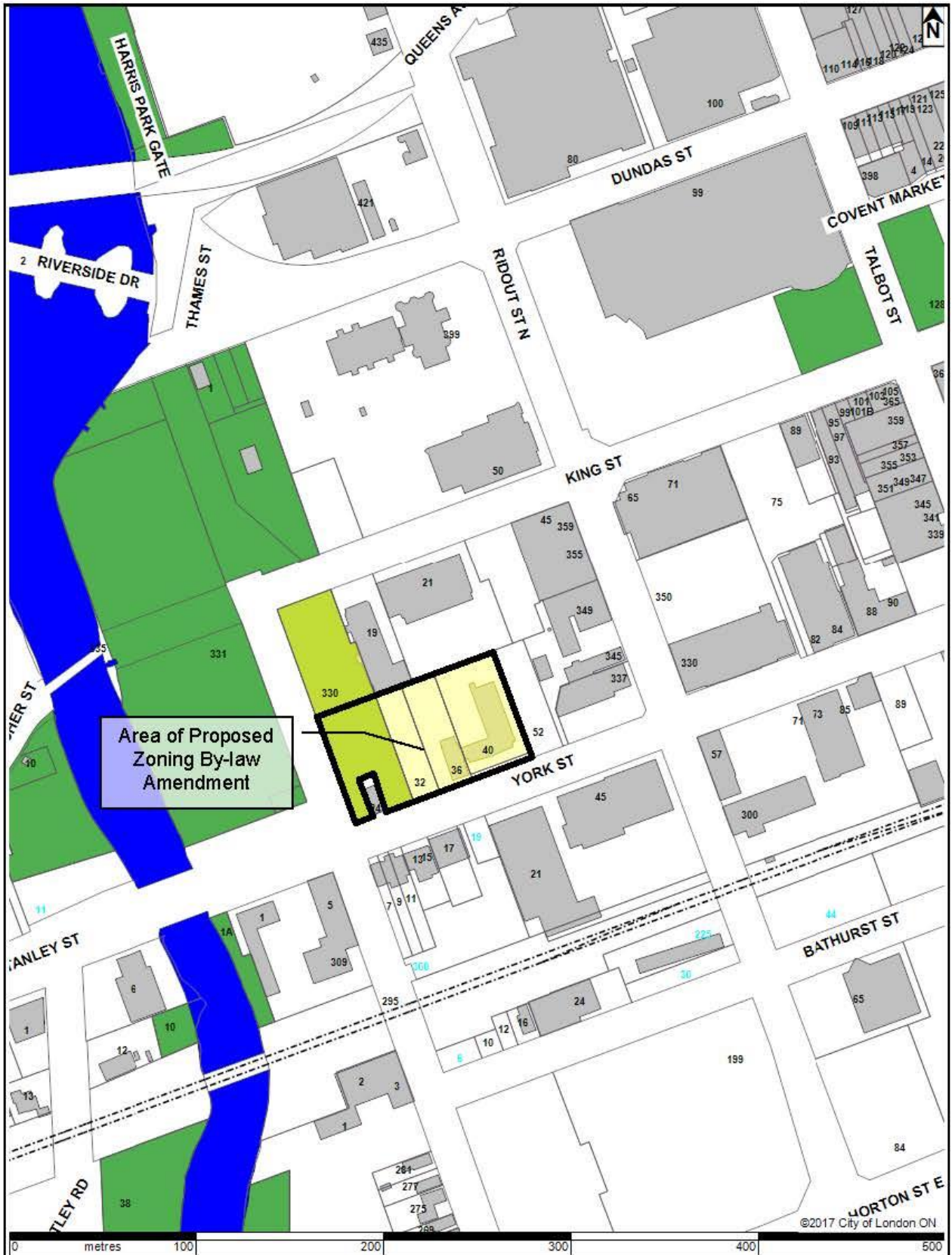
FOR MORE INFORMATION:

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 Melissa Campbell at 519-661-2489 extension 4650, referring to "Z-8789".

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

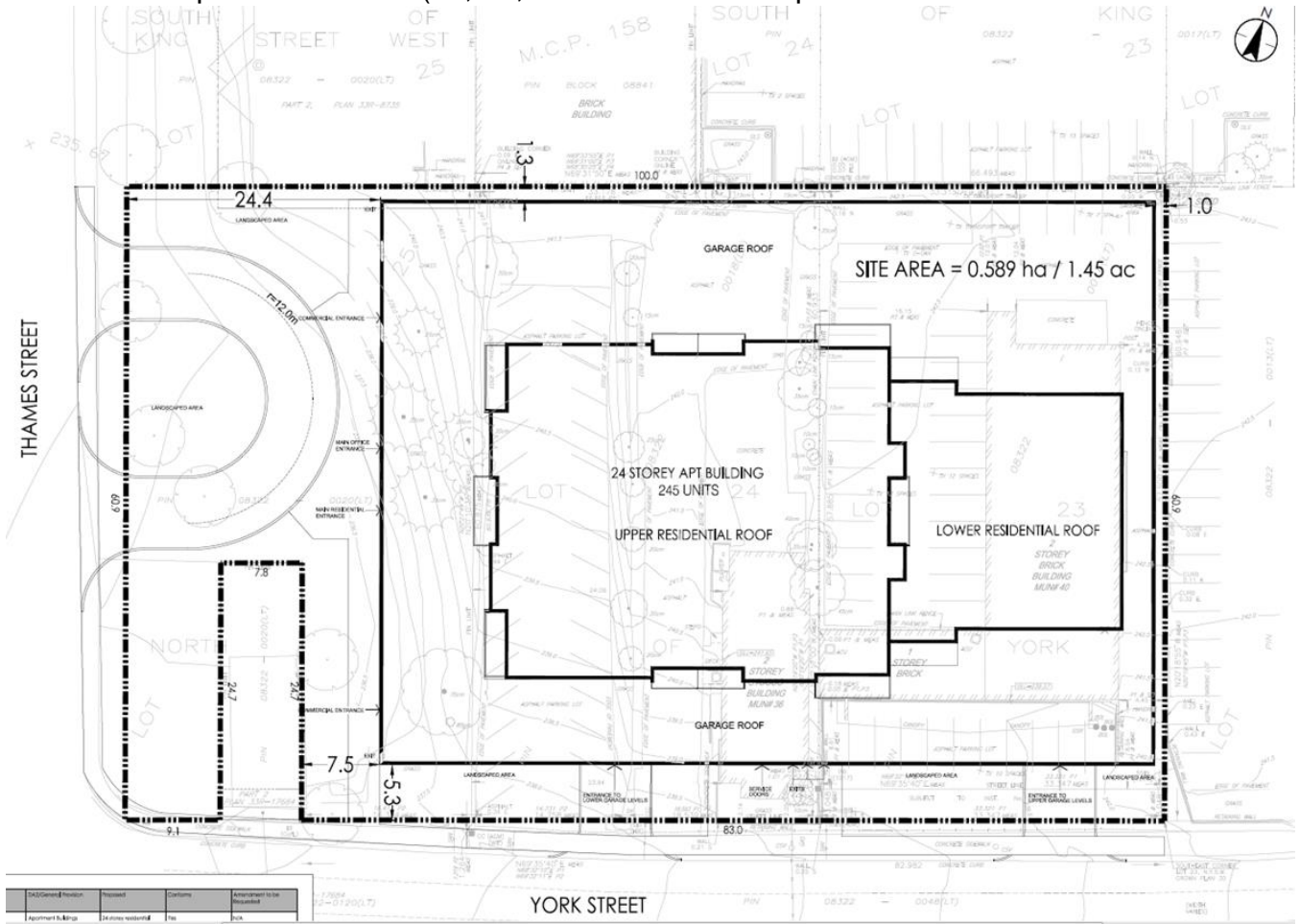
Subject Site: 32, 36, 40 York St. & 330 Thames St
 Applicant: **Tricar Developments Inc.**
 File Number: **Z-8789**
 Planner: **Melissa Campbell**
 Created By: **Melissa Campbell**
 Date: **2017-06-29**
 Scale: **1:2500**

Corporation of the City of London
 Prepared By: Planning Services

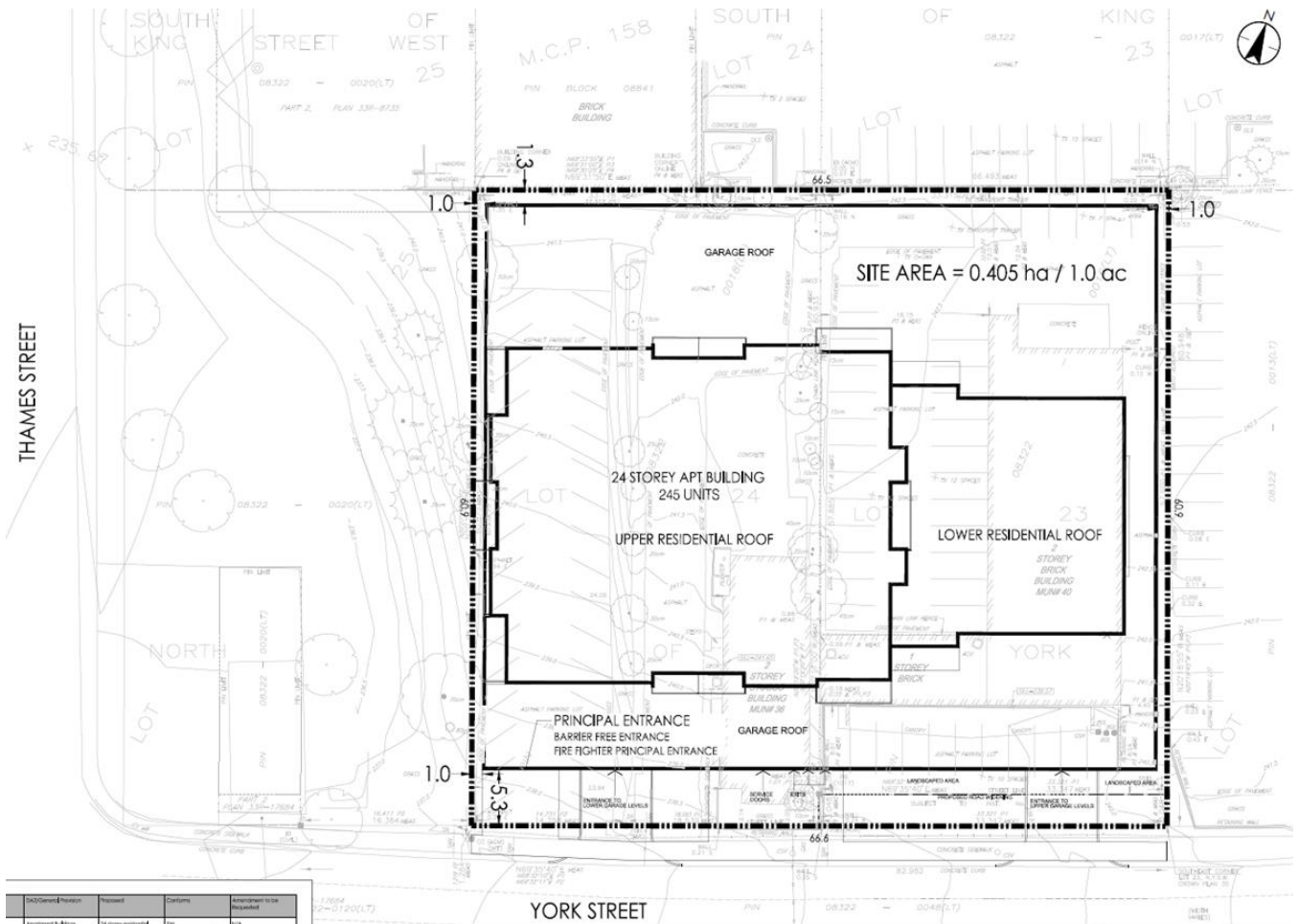
LEGEND

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

Proposed Site Plan (32, 36, & 40 York Street & part of 330 Thames Street)



Proposed Site Plan (32, 36, & 40 York Street (without 330 Thames Street))



Building Renderings (32, 36, & 40 York Street & part of 330 Thames Street)



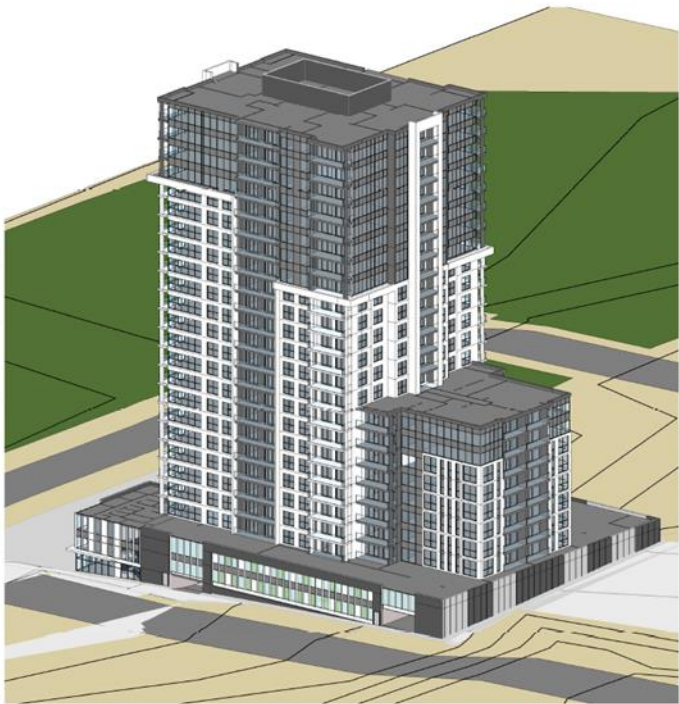
Westerly Facade (Thames Street)



Southerly Facade (York Street)



Northerly Facade & Westerly Facade (Thames Street)



Southerly Facade (York Street) & Easterly Facade

Building Renderings (32, 36, & 40 York Street (without 330 Thames Street))



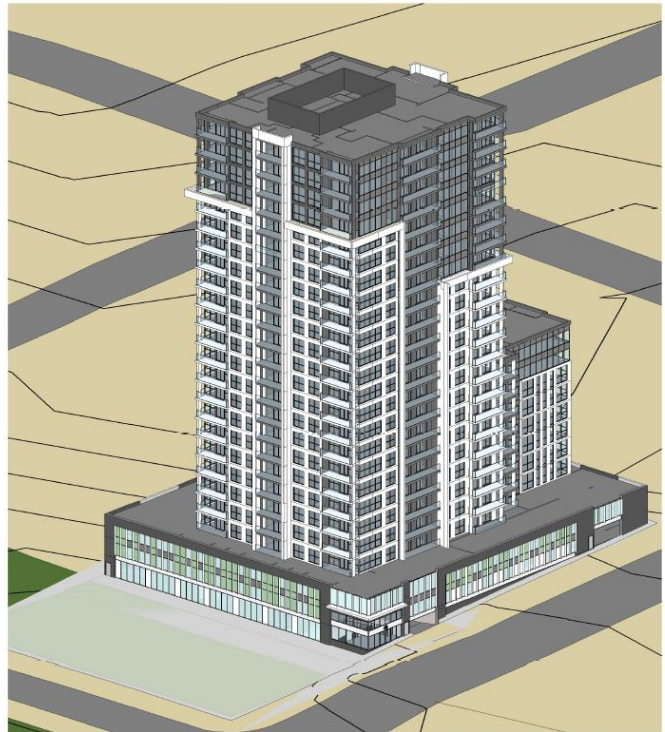
Westerly Facade (Thames Street)
& Southerly Facade (York Street)



Southerly Facade (York Street) &
Easterly Facade



Southerly Facade (York Street) &
Easterly Facade



Westerly Façade (Thames Street)
& Southerly Facade (York Street)