



Z-8789  
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July 12, 2017

## **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:**

The Tricar Group

### **LOCATION:**

32, 36 & 40 York Street, & 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 potential for approximately 2,781 sq. m of retail, commercial and office space in the base of the building. Approximately 279 parking spaces will be provided between 2 levels of underground parking and 2 levels of above ground parking contained within 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.

### **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 Downtown Area in the Official Plan, which permits a wide variety of land uses, including a range of retail, commercial, office and residential uses.

The subject lands are in the Downtown Place Type in *The London Plan* (Council-adopted but not in force and effect), which permits a wide variety of land uses. Mixed-use buildings are encouraged with retail and service uses preferred at grade and residential and non-service office uses directed to the rear of buildings and to upper floors. The Downtown Place Type will permit the tallest buildings and the highest densities in the City.

## **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 Melissa Campbell **by August 3, 2017**, 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, 519-661-2489 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-CITY (2489) extension 4013, e-mail [tpark@london.ca](mailto:tpark@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.

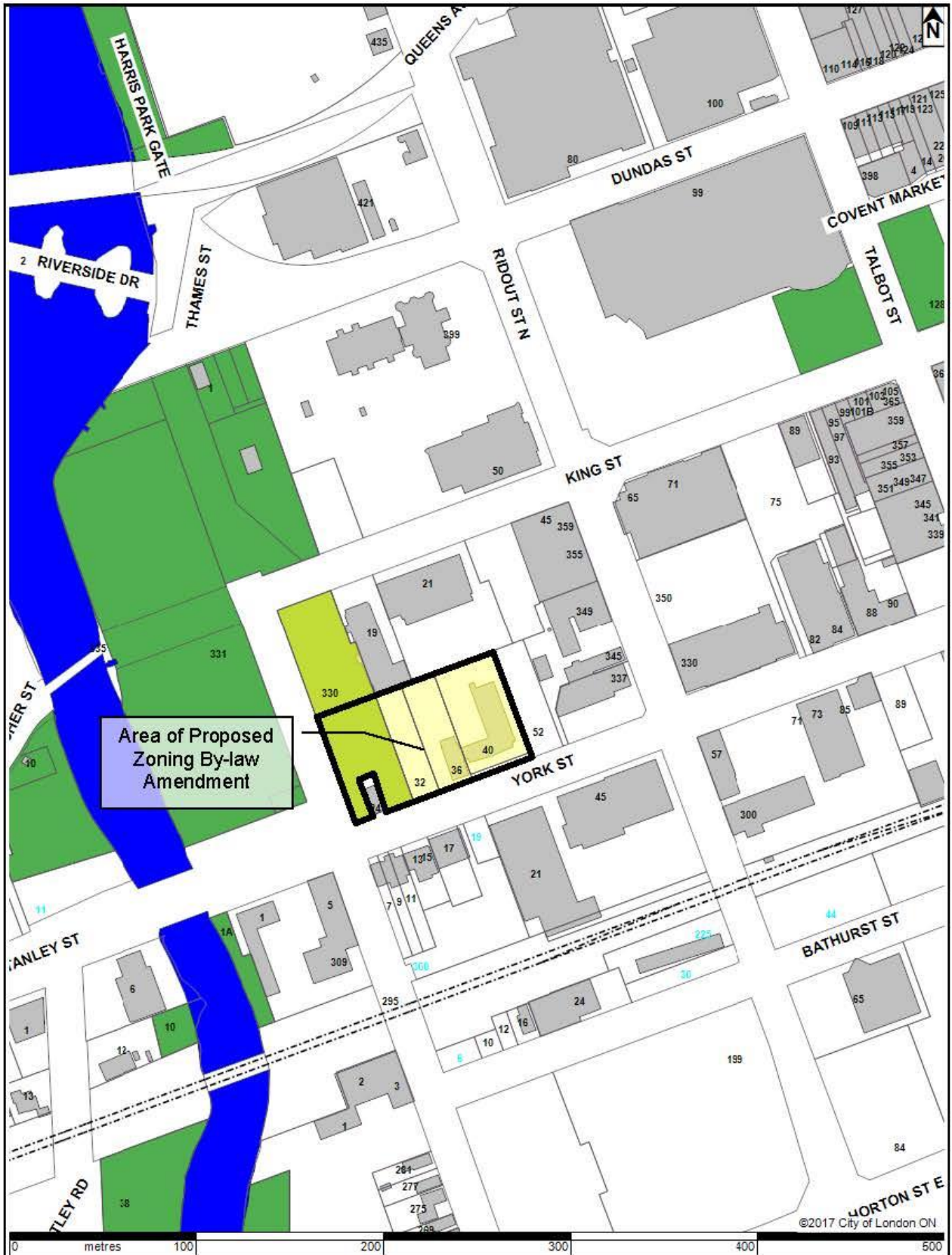
## **FOR INFORMATION:**

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 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 & 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**

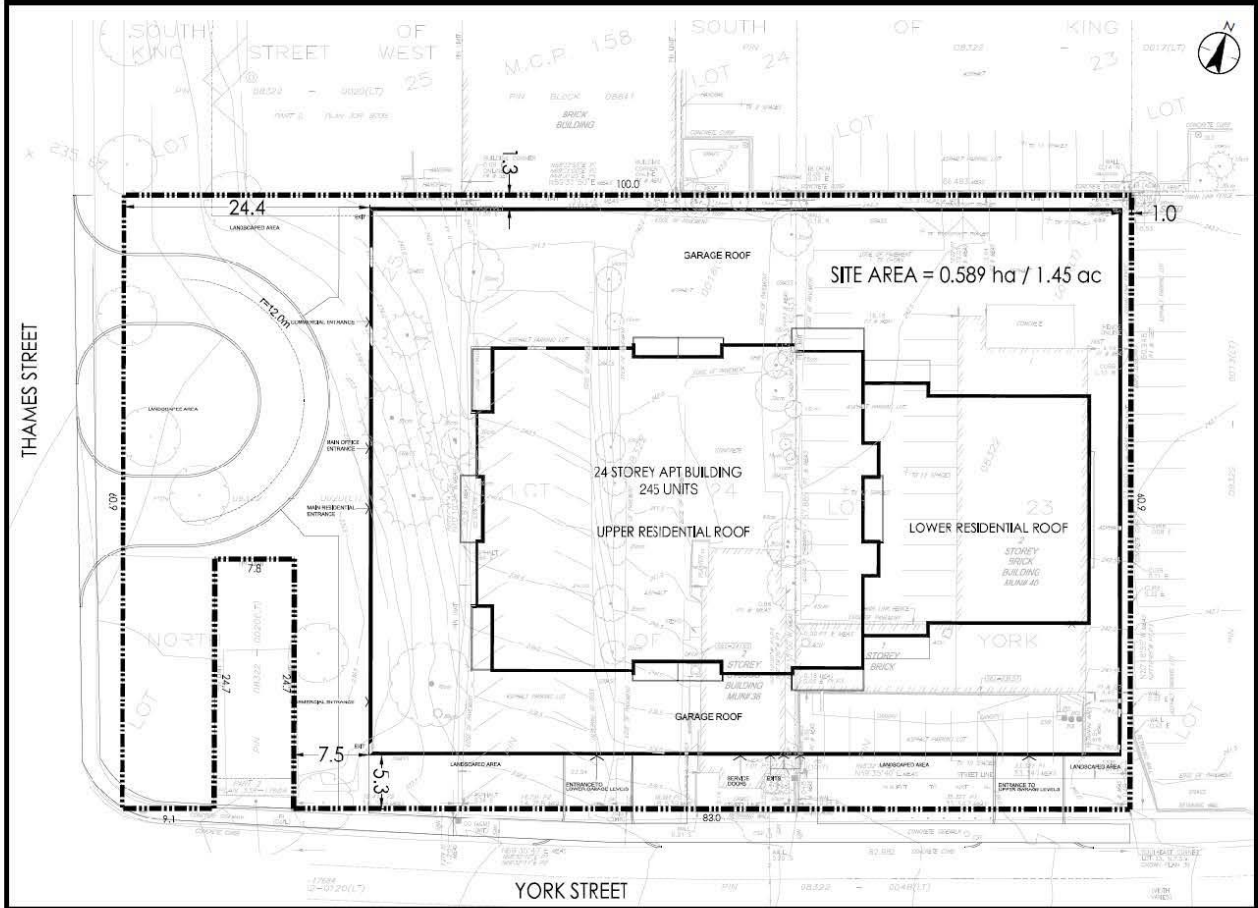
Corporation of the City of London  
 Prepared By: Planning Services

**LEGEND**

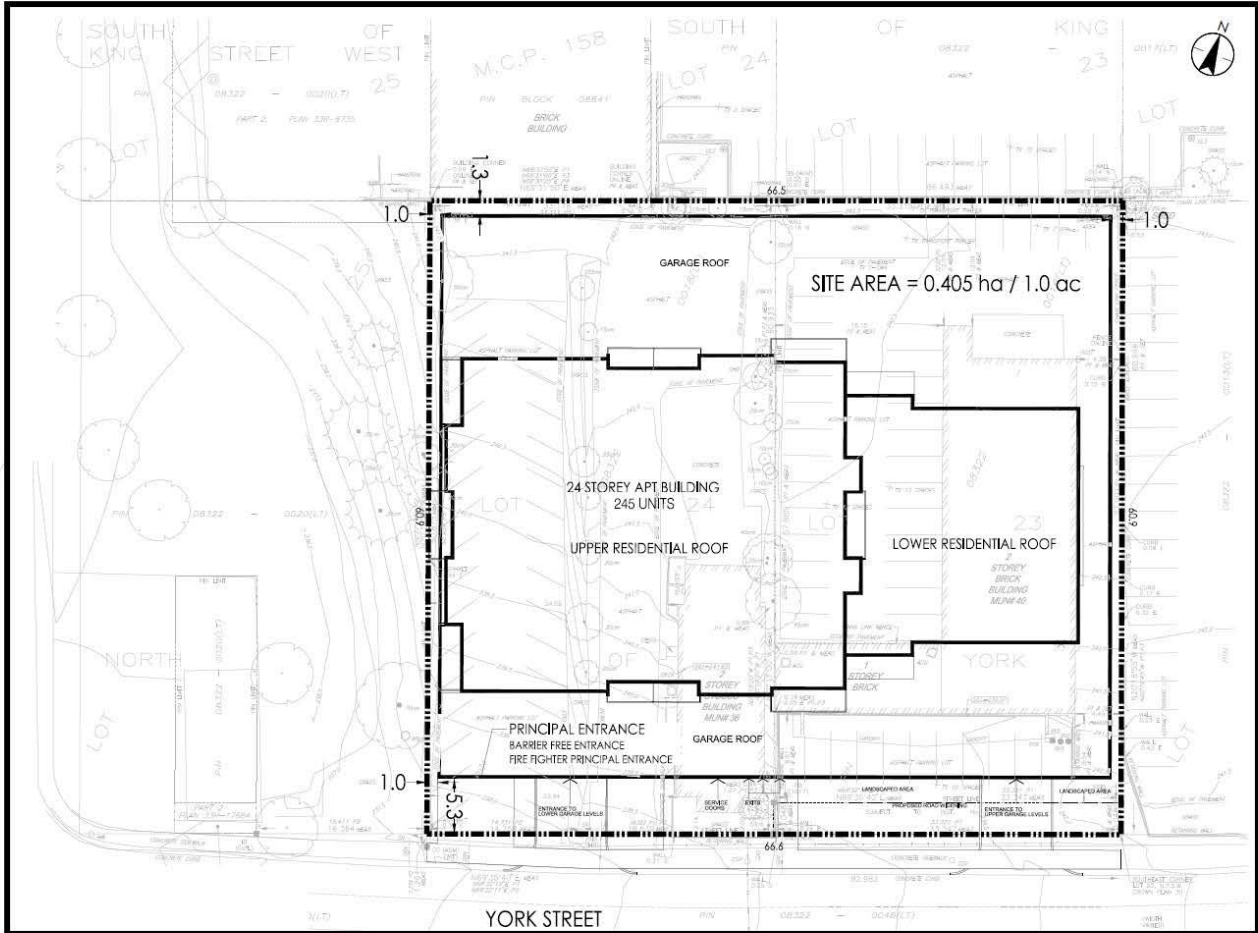
	Subject Site
	Parks
	Assessment Parcels
	Buildings
	Address Numbers



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)





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

