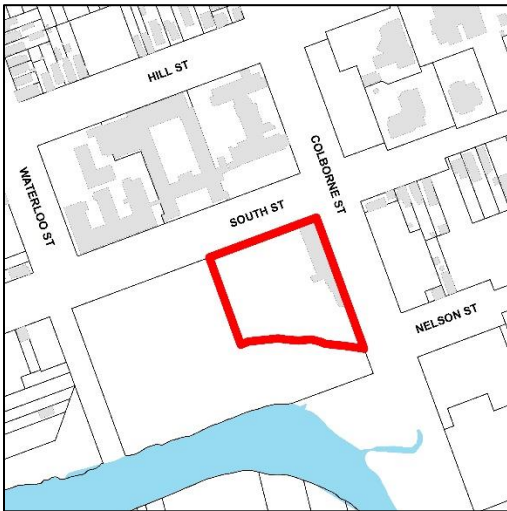


NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

391 South Street



File: Z-8803

Applicant: City of London

What is Proposed?

A zoning amendment to allow:

- The retention and adaptive reuse of the existing Colborne Building
- A residential development with two apartment buildings of 19 and 23 storeys set atop a podium of 3-8 storeys
- Approximately 620 residential units and a density of 675 dwellings per hectare
- A bonus zone to allow for increased height and density

LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 16, 2018**

Sonia Wise

swise@london.ca

519-661-CITY (2489) ext. 5887

Planning Services, City of London, 206 Dundas St., London ON N6A 1G7

File: Z-8803

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Tanya Park

tpark@london.ca

519-661-CITY (2489) ext. 4013

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To change the zoning from a holding Residential R7/R9/Regional Facility (h-5*R7*D150*H30/R9-7*H30*RF) Zone to a holding Residential R9 Special Provision Bonus (h-_*R9-3()*B-_) Zone; and a holding Residential R8 Special Provision Bonus (h-_*R8-4()*B-_) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: a holding Residential R7/R9/Regional Facility (h-5*R7*D150*H30/R9-7*H30*RF) Zone
Permitted Uses: senior citizen apartment buildings; handicapped persons apartment buildings; nursing homes; retirement lodges; continuum-of-care facilities; emergency care establishments; apartment buildings; lodging house class 2; adult secondary schools; ancillary residential and/or hotels and accommodation; places of worship; commercial parking structures and/or lots; commercial schools; community colleges; day care centres; elementary schools; hospitals; institutional uses; libraries; private schools; recreational buildings; secondary schools; stadia; supervised residences; and universities.
Residential Density: 150 units per hectare
Height: 30m

Requested Zoning

Zone: a holding Residential R9 Special Provision Bonus (h-_*R9-3()*B-_) Zone; and a holding Residential R8 Special Provision Bonus (h-_*R8-4()*B-_) Zone
Permitted Uses: senior citizen apartment buildings; handicapped persons apartment buildings; continuum-of-care facilities; lodging house class 2; emergency care establishments apartment buildings; stacked townhouses; small-scale restaurants; studios; offices; medical/dental offices; clinics; day care centres; convenience stores; pharmacies; financial institutions; personal service establishments; restaurants (eat-in); business service establishments; and hotel (within existing building).
Special Provision(s): allow for proposed uses and reduced setbacks
Residential Density: 675 units per hectare
Height: Two apartment buildings with heights of 19 storeys and 23 storeys (80m)
Bonus Zone: An increased height and density is proposed through consideration of a bonus zone in return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan such as the retention of the heritage designated Colborne Building, the provision of enhanced urban design and common open space.

The City may also consider the use of holding provisions to ensure the proposed development is in keeping with objectives of the Old Victoria Hospital South Street Secondary Plan.

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 Multi-Family, High Density Residential in the Official Plan, and within the Neighbourhoods Place Type in the London Plan. The subject lands are also located within the Old Victoria Hospital South Street Secondary Plan which forms a part of both the Official Plan and London Plan and provides more detailed policy guidance for the area.

The lands are within the High-Rise Residential Designation and Four Corners Designation which permits more intense residential uses within a variety of structure types, and a focal point for the OVH Neighbourhood through a mix of uses at a pedestrian scale.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca/participating-in-the-planning-process) page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Planning Services at 206 Dundas Street, Monday to Friday between 8:30am and

4:30pm;

- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning Services staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

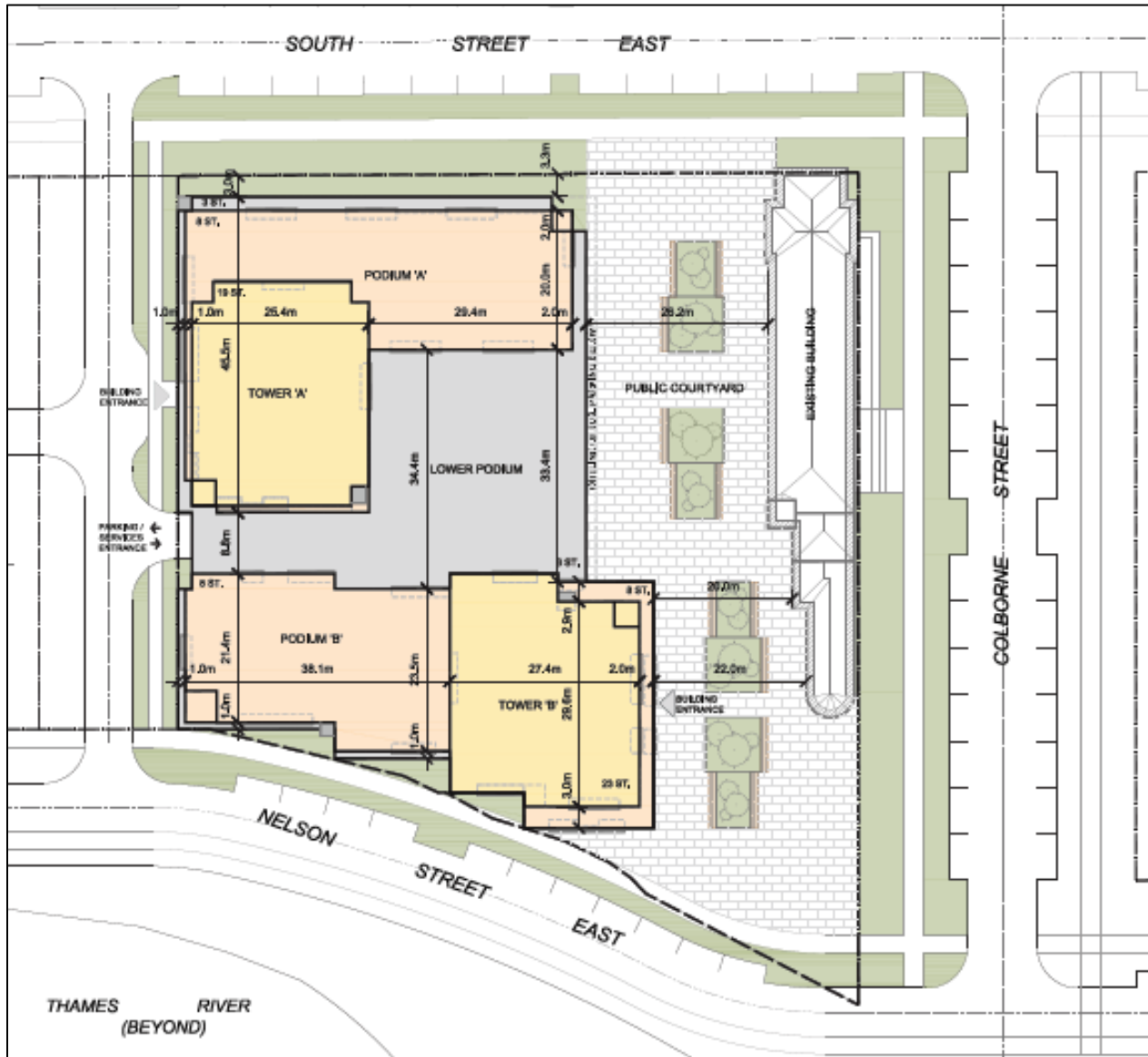
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

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-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



Conceptual Site Plan

The above image represents the applicant's proposal as submitted and may change.

Building Renderings



View from Northeast



View From Southwest

The above images represent the applicant's proposal as submitted and may change.