



NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

462-472 Springbank Drive



File: OZ-8995

Applicant: Atlas Springbank Developments Ltd.

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 9-storey L-shaped mixed used apartment building
- 211 residential units
- Commercial uses at grade

LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 25, 2019**

Mike Corby

mcorby@london.ca

519-661-CITY (2489) ext. 4657

Development Services, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-8995

london.ca/planapps

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

Stephen Turner

sturner@london.ca

519-661-CITY (2489) ext. 4011

**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.**

Date of Notice: January 4, 2019

Application Details

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

Requested Amendment to the Current Official Plan

To change the designation of the property from Office Area to Multi-Family, High Density Residential to permit low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses.

Requested Zoning By-law Amendment

To change the zoning from a Holding Office Special Provision (h-11*OF5(4) Zone to a Residential Bonus/Arterial Commercial Special Provision (R9-7*B(_)/AC2(2) 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: Holding Office Special Provision (h-11*OF5(4))

Permitted Uses: convenience stores, pharmacies, restaurants eat-in, clinics, medical/dental offices, medical/dental laboratories, offices

Special Provision(s): i) Total Gross Floor Area: 3,900 square metres (Maximum) (41,979 square feet); ii) Parking Spaces: 210 Spaces (Minimum); iii) Front Yard Depth: 3.0 metres (9.8 feet)(Minimum)

Height: 19 metres

Requested Zoning

Zone: Residential Bonus/Arterial Commercial Special Provision (R9-7*B(_)/AC2(2))

Permitted Uses: A wide range of medium and higher density residential developments in the form of apartment buildings and a mix of small scale retail, office, personal service and automotive uses.

Special Provision: The requested special provisions include: additional permitted uses: i) financial institutions; ii) eat-in restaurants; iii) retail stores; iv) food stores; v) automobile service stations; vi) gas bars. Regulations: i) restaurants, financial institutions, retail stores and food stores shall comply with the regulations of the AC4 Zone variation; ii) automobile service stations and gas bars shall comply with the regulations of the AC5 Zone variation.

Bonus Zone: The bonus zone would permit a residential density of 300uph and maximum height of 32 metres in return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan. Other provisions such as setbacks and a parking reduction may also be considered through the re-zoning process as part of the bonus zone.

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 Office Area in the Official Plan, which permits offices within purpose-designed office buildings, and buildings converted for office use. Secondary uses which may be permitted as accessory to offices include eat-in restaurants; financial institutions; personal services; daycare centres; pharmacies; laboratories; and clinics as the main uses.

The subject lands are in the Urban Corridor Place Type in *The London Plan*, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and 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 Development Services at 300 Dufferin Ave, 6th floor, 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 Development 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, Development 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.

[delete this paragraph if not applicable]

Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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 official plan amendment and 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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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 add the person or public body as a party.

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.

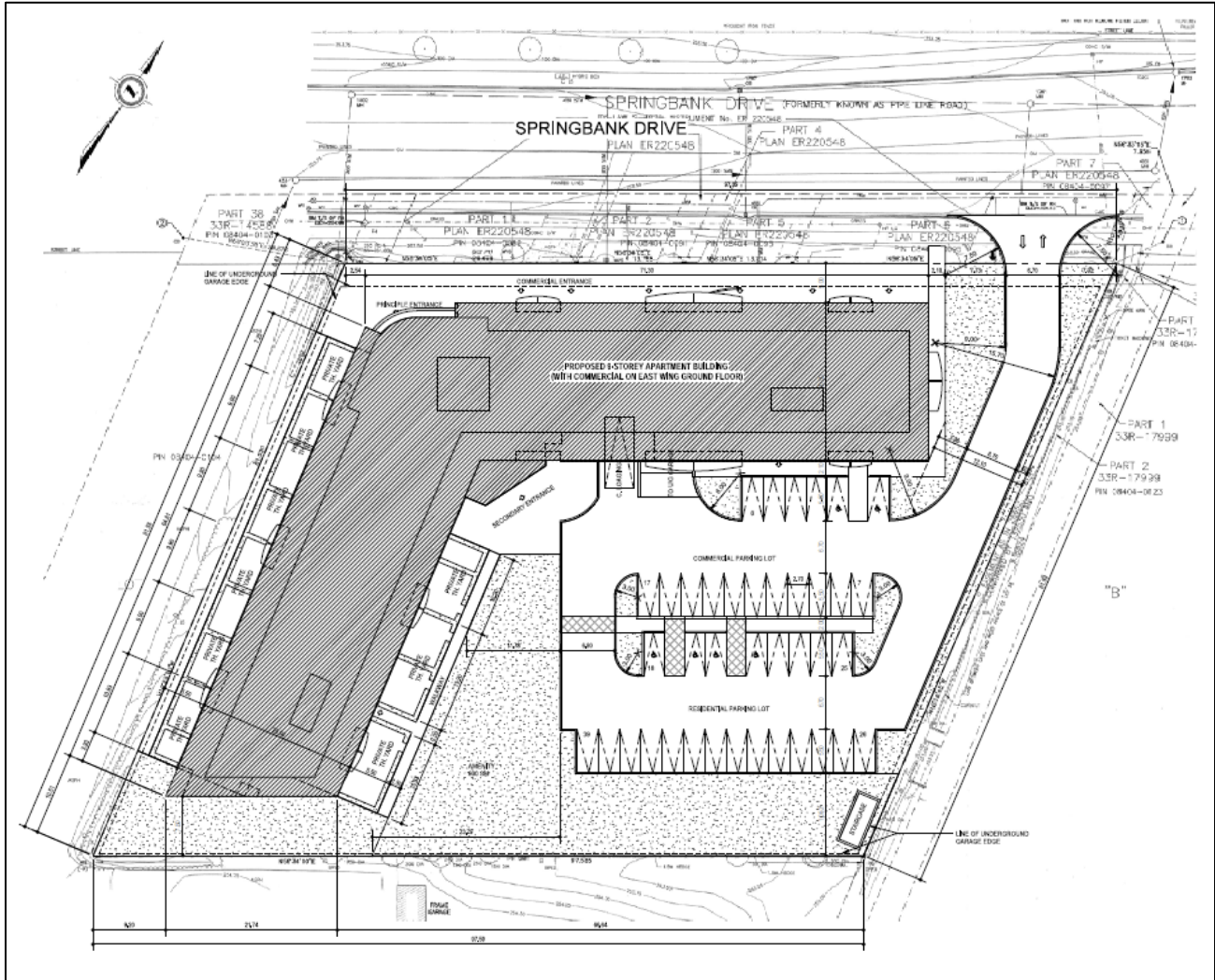
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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



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

Building Renderings



SOUTH-EAST VIEW



NORTH-WEST VIEW

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