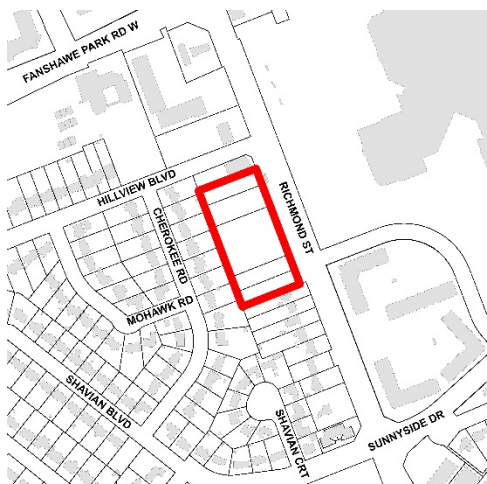




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

1631-1649 Richmond Street



File: OZ-9019

Applicant: 1635 Richmond (London) Corporation

What is Proposed?

Official Plan and Zoning amendments to allow:

- Two 7-storey apartment buildings with a total of 291 units (whereas 6-storeys is permitted)
- An increased maximum building height of 22 metres (whereas 20 metres is permitted)
- A reduced minimum parking supply of 196 spaces (whereas 205 spaces are required)

This application also seeks to remove site specific policies in the 1989 Official Plan and The London Plan and site specific Special Provisions in the Zoning By-law related to townhouse dwellings

LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 27, 2019**

Catherine Lowery

clowery@london.ca

519-661-CITY (2489) ext. 5074

Development Services, City of London, 300 Dufferin Avenue, 6th Floor

London ON PO BOX 5035 N6A 4L9

File: OZ-9019

london.ca/planapps

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

Councillor Josh Morgan

joshmorgan@london.ca

519-661-CITY (2489) ext. 4007

**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: February 6, 2019

Application Details

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

Requested Amendment to the Current Official Plan

To amend Policies 3.5.25 and 3.5.26 in the 1989 Official Plan to permit a building height of 7-storeys and to remove policies related to townhouse dwellings.

Requested Amendment to The London Plan (New Official Plan)

To amend Policies 823_ and 825_ in The London Plan to permit a building height of 7-storeys and to remove policies related to townhouse dwellings.

Requested Zoning By-law Amendment

To change the zoning from a Residential R9 Special Provision/Convenience Commercial Special Provision (R9-7(20)/CC4(3)) Zone and a Residential R9 Special Provision (R9-7(23)) Zone to a Residential R9 Special Provision/Convenience Commercial Special Provision (R9-7(20)/CC4(3)) Zone and a Residential R9 Special Provision (R9-7(23)) 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: Residential R9 Special Provision/Convenience Commercial Special Provision (R9-7(20)/CC4(3)) Zone and a Residential R9 Special Provision (R9-7(23)) Zone

Permitted Uses: Cluster townhouse dwellings; apartment buildings; senior citizens apartment buildings; continuum-of-care facilities; and convenience service establishments, convenience stores, financial institutions, personal service establishments within apartment buildings

Special Provisions: A number of special provisions currently apply to the site.

Requested Zoning

Zone: Residential R9 Special Provision/Convenience Commercial Special Provision (R9-7(20)/CC4(3)) Zone and Residential R9 Special Provision (R9-7(23)) Zone

Permitted Uses: Apartment buildings; senior citizens apartment buildings; continuum-of-care facilities; and convenience service establishments, convenience stores, financial institutions, personal service establishments within apartment buildings

Special Provisions: An increased maximum building height of 22 metres and a reduced minimum parking supply of 196 spaces. Special provisions related to townhouse dwellings are proposed to be removed. All other existing special provisions would continue to apply to the site.

The City may also consider additional special provisions where appropriate.

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, Medium Density Residential with specific policies in the Official Plan, which permits a range of residential uses, including apartment buildings, as the main uses.

The subject lands are in the Transit Village Place Type with specific policies in *The London Plan* (Council-adopted but not in force and effect), permitting a range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related 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) 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 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.

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 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 of the Council of the City of London to the Ontario Municipal Board.

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.

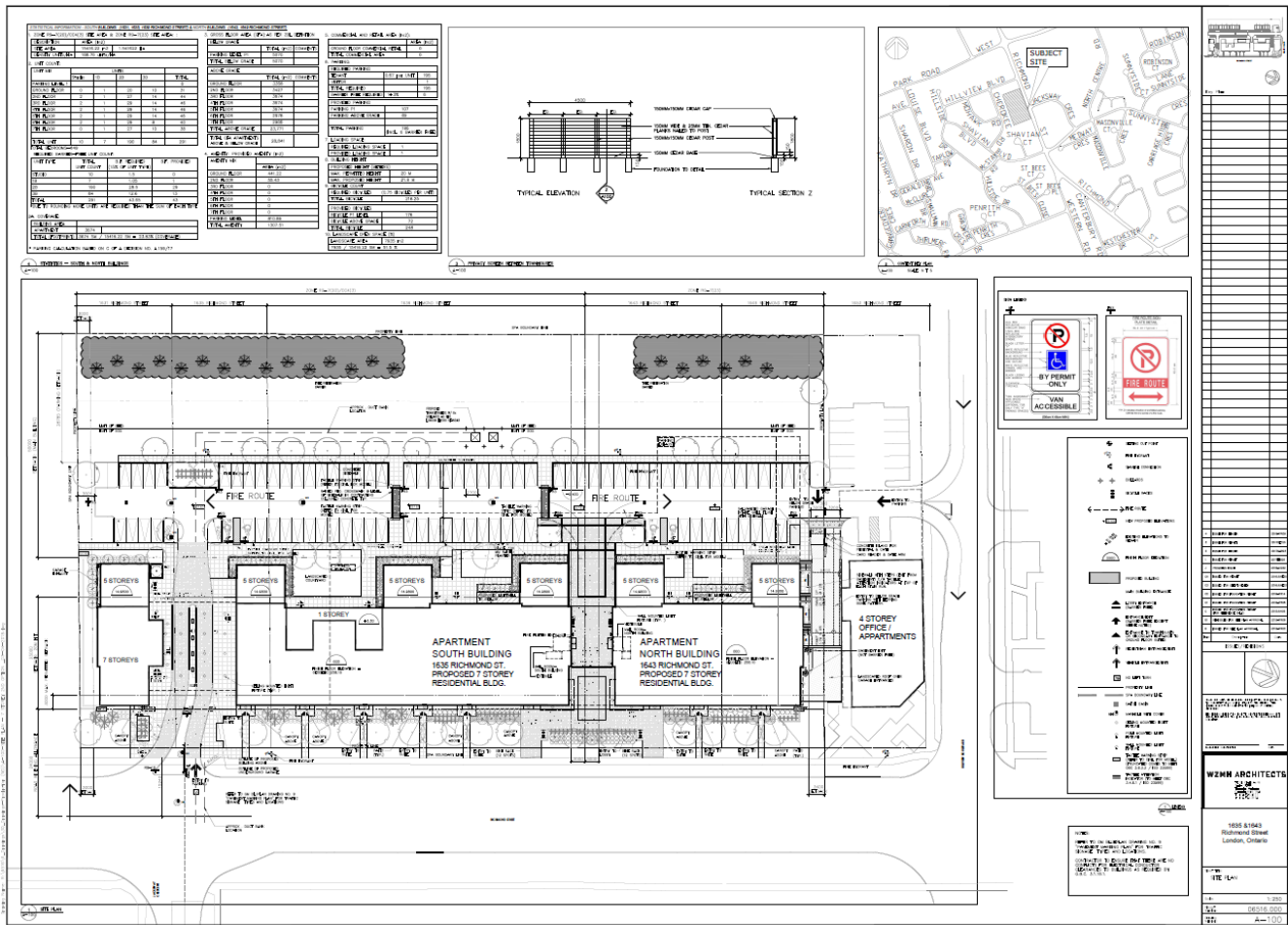
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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



Conceptual Rendering – Richmond Street View



Conceptual Rendering – Rear View

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