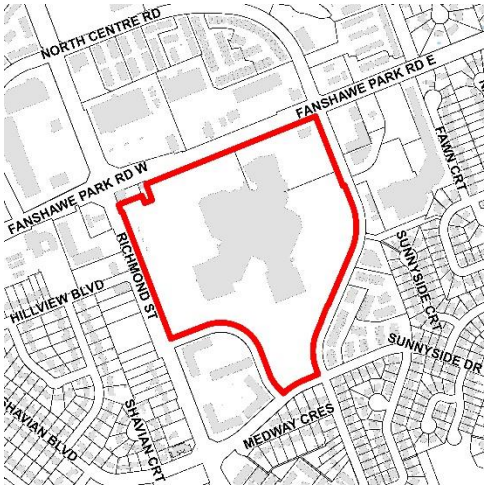


NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

1680 Richmond Street



File: Z-9070/O-9071

Applicant: Cadillac Fairview Realty Holdings Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- Multiple apartment buildings totalling 1050 residential units (100uph).
- Heights are proposed to range from 4-storeys to 22-storeys.
- Additional retail space may be provided within the proposed development.
- Underground and structured parking will be included as part of the redevelopment.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 5, 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: Z-9070/O-9071

london.ca/planapps

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

Maureen Cassidy

mcassidy@london.ca

519-661-CITY (2489) ext. 4005

**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 Amendment to the Current Official Plan

To add a Specific Area Policy to Chapter 10 to permit apartments as a new use at a maximum height of 22-storeys (75m) and maximum density of 100 uph for a total of 1050 residential units.

Requested Zoning By-law Amendment

To change the zoning from a Regional Shopping Area Special Provision (RSA1(1)) Zone to a Regional Shopping Area Special Provision Bonus (RSA1(1)*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: Regional Shopping Area Special Provision (RSA1(1))

Permitted Uses: A wide range of regional-scale, specialized, comparison shopping retail and personal service uses, as well as some office, commercial recreation and community facilities uses, which are suited to a location within an enclosed shopping centre building.

Special Provision(s): a) Additional permitted Use: i) Amusement Game Establishment in association with a Place of Entertainment in the existing regional shopping centre; b) Regulations i) Total gross leasable floor area for Places of Entertainment as a proportion of total gross leasable floor area in the existing regional shopping centre, 16% (Maximum)

Residential Density: N/A

Height: 24 metres

Requested Zoning

Zone: Regional Shopping Area Special Provision Bonus Zone (RSA1(1)*B(_)).

Permitted Uses: Add apartment buildings as a permitted use to the existing uses.

Special Provision(s): Maintain existing special provision.

Residential Density: 100 uph

Height: 75 metres

Bonus Zone: To permit multiple apartment buildings with a total of 1050 units (100uph) and a maximum height of 22-storeys (75metres)

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 Enclosed Regional Commercial Node in the Official Plan, which permits all types of large and small-scale retail outlets including department stores; retail warehouses, building supply, and home improvement and furnishings stores; specialized retail outlets and supermarkets and food stores; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions and services; a limited range of automotive services; service oriented office uses; community facilities, such as libraries or day care centres; and professional and medical/dental offices as the main uses.

The subject lands are in the Transit Village Place Type in *The London Plan*, permitting a range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses may be permitted in the Transit Village Place Type 2 while mixed-use buildings will be encouraged.

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.

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.

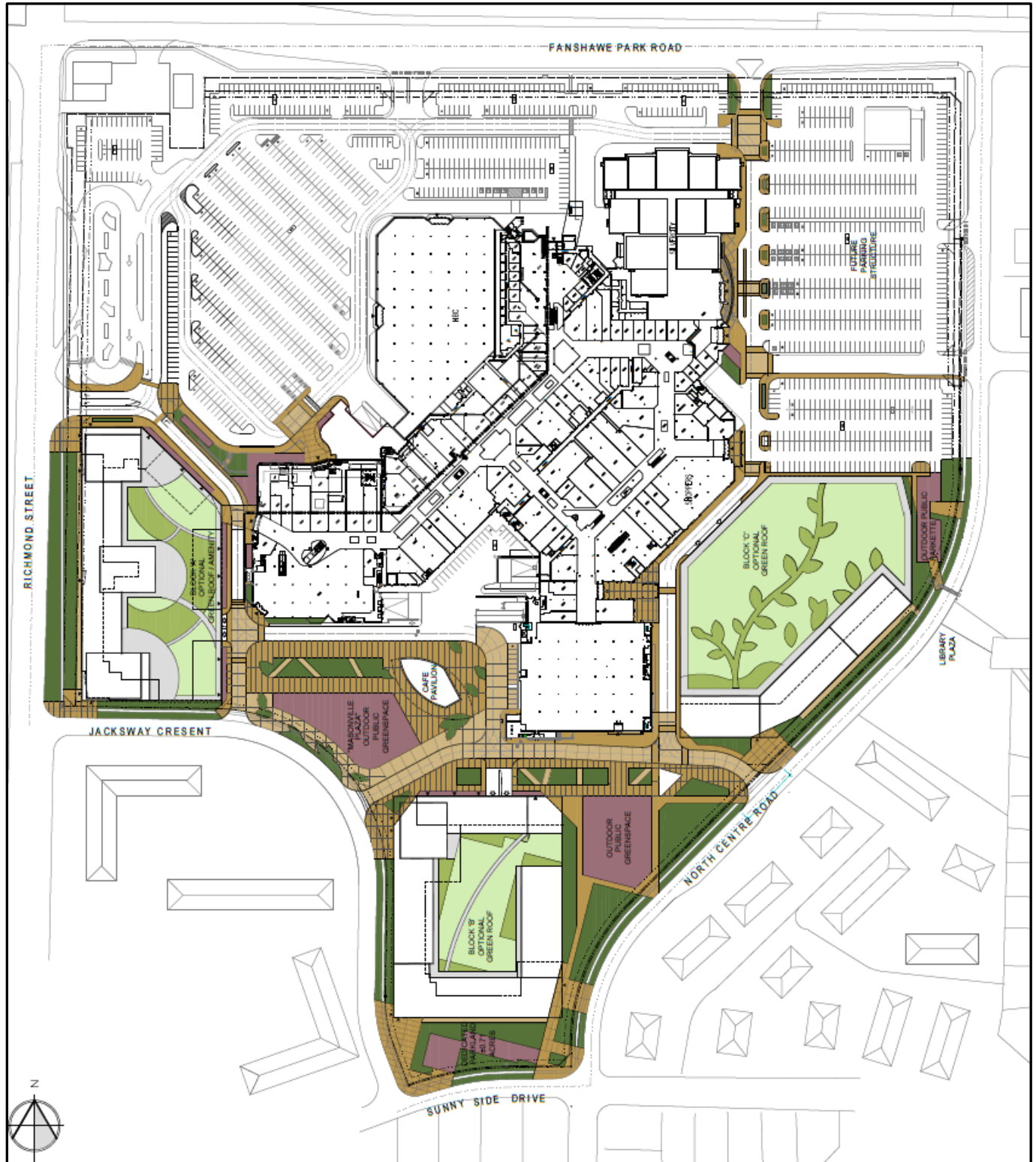
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

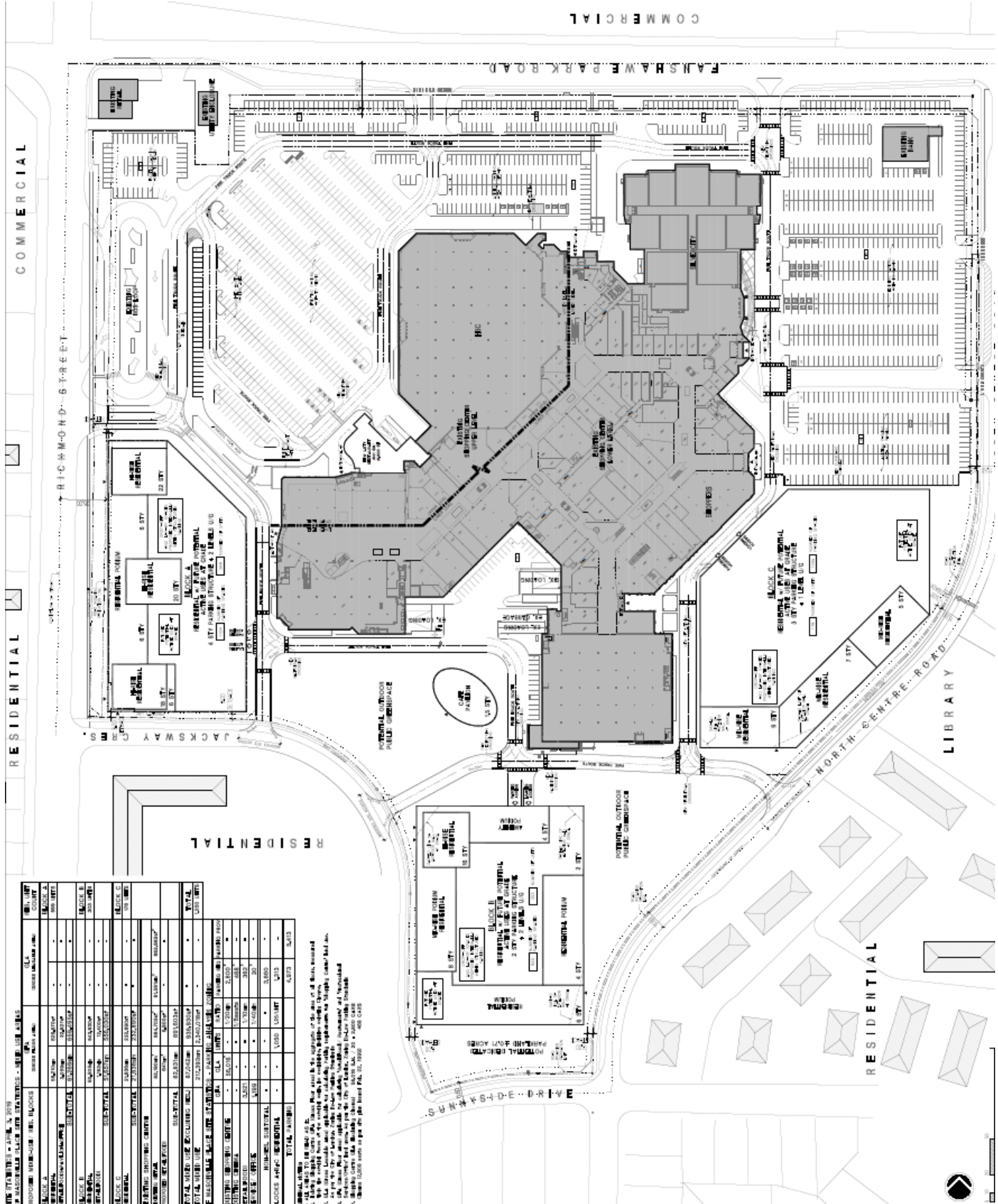
Notice of Collection of Personal Information

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



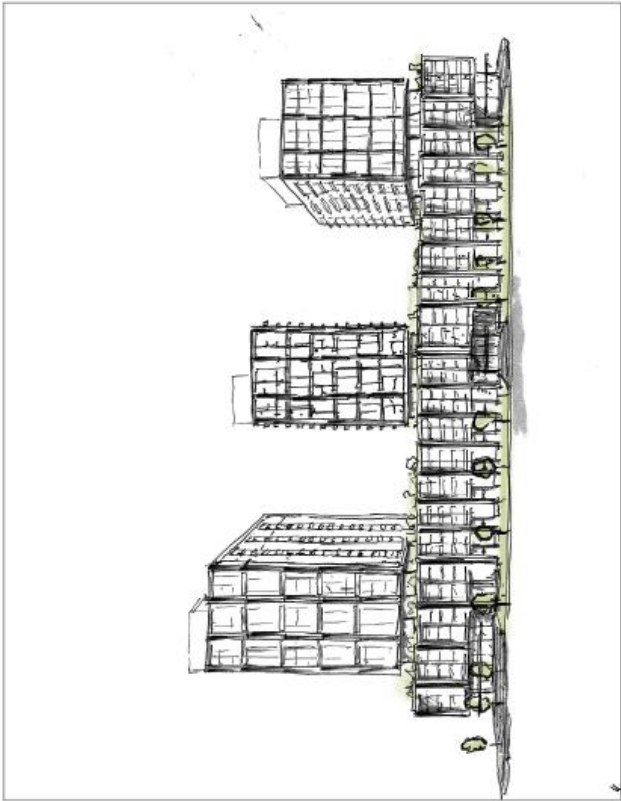


THE PLANES - JULY 1, 2019
MADEIRA PLACE AND STAIRWAYS - 100 UNIT LANE
 PROJECT NUMBER / REG. BLOCKS

REG. BLOCK	REG. BLOCK NAME	REG. BLOCK NUMBER	REG. BLOCK AREA (SQ. FT.)	REG. BLOCK UNIT COUNT
1	MADEIRA PLACE	100	100,000	100
2	STAIRWAYS	101	50,000	50
3	MADEIRA PLACE	102	100,000	100
4	STAIRWAYS	103	50,000	50
5	MADEIRA PLACE	104	100,000	100
6	STAIRWAYS	105	50,000	50
7	MADEIRA PLACE	106	100,000	100
8	STAIRWAYS	107	50,000	50
9	MADEIRA PLACE	108	100,000	100
10	STAIRWAYS	109	50,000	50
11	MADEIRA PLACE	110	100,000	100
12	STAIRWAYS	111	50,000	50
13	MADEIRA PLACE	112	100,000	100
14	STAIRWAYS	113	50,000	50
15	MADEIRA PLACE	114	100,000	100
16	STAIRWAYS	115	50,000	50
17	MADEIRA PLACE	116	100,000	100
18	STAIRWAYS	117	50,000	50
19	MADEIRA PLACE	118	100,000	100
20	STAIRWAYS	119	50,000	50
21	MADEIRA PLACE	120	100,000	100
22	STAIRWAYS	121	50,000	50
23	MADEIRA PLACE	122	100,000	100
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25	MADEIRA PLACE	124	100,000	100
26	STAIRWAYS	125	50,000	50
27	MADEIRA PLACE	126	100,000	100
28	STAIRWAYS	127	50,000	50
29	MADEIRA PLACE	128	100,000	100
30	STAIRWAYS	129	50,000	50
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97	MADEIRA PLACE	196	100,000	100
98	STAIRWAYS	197	50,000	50
99	MADEIRA PLACE	198	100,000	100
100	STAIRWAYS	199	50,000	50

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

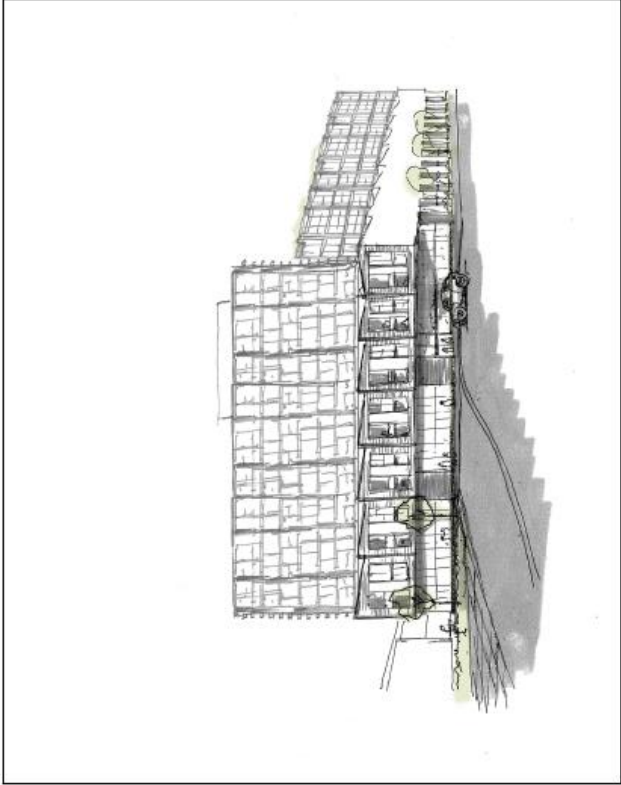
Building Renderings



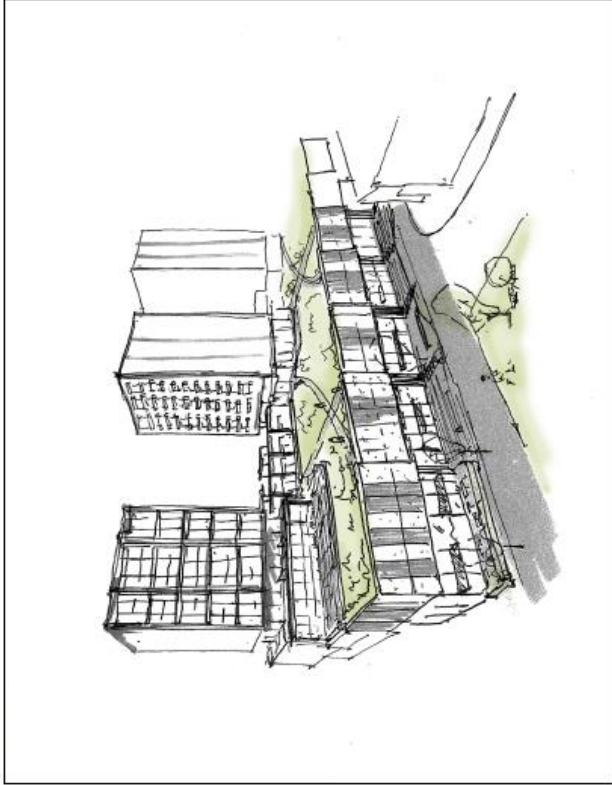
Block A Street View | West Facade Along Richmond Street



Aerial View Blocks A, B and C



Block C Street View | South Facade



Block A Aerial View | East Facade

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