



PUBLIC MEETING NOTICE

Official Plan and Zoning By-law Amendments

124 St. James Street



File: OZ-9012

Applicant: Grosvenor Development Corporation

What is Proposed?

Official Plan and Zoning amendments to allow:

- the subject lands at the southwest portion of 124 St. James Street to be developed in conjunction with the development lands at 112 St. James Street, for a 13 storey apartment building with 122 residential units.
- NOTE: the development lands at 112 St. James Street are already zoned to permit high rise residential development and were the subject of a Site Plan Public Meeting on May 13, 2019. These lands are under review for Site Plan Approval.

YOU ARE INVITED!

Further to the Notice of Application you received on February 6, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, July 22, 2019, no earlier than 3:30 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Barb Debbert
bdebbert@london.ca
519-661-CITY (2489) ext. 5345
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-9012

london.ca/planapps

To speak to your Ward Councillor:

Phil Squire
psquire@london.ca
519-661-CITY (2489) ext. 4006

**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: July 2, 2019

Application Details

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

Requested Amendment to the 1989 Official Plan

To change the designation of the property from Multi-family, Medium Density Residential to Multi-family, High Density Residential to permit low and high-rise apartment buildings, apartment hotels, multiple-attached dwellings, emergency care facilities, nursing homes, rest homes, homes for the aged, and rooming and boarding houses. The City may also consider changes to the Policies for Specific Residential Areas to allow a high-rise, high density apartment building at this location within the St. George/Grosvenor Neighbourhood.

Requested Amendment to The London Plan (New Official Plan)

The applicant did not request a change to The London Plan. The City may, however, consider changes to the Specific Policies for the Neighbourhoods Place Type of The London Plan to allow a high-rise, high density apartment building at this location within the St. George/Grosvenor Neighbourhood.

Requested Zoning By-law Amendment

To change the zoning from a Residential R8 (R8-4) Zone to a Residential R9 (R9-7-H45) Zone. This amendment would permit the consolidation of part of 124 St. James Street with the development lands at 112 St. James Street, allowing for the alignment of the driveway access with Talbot Street on the subject lands, and facilitating an increase in the number of proposed residential units at 112 St. James Street from 112 to 122 units. 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 R8 (R8-4)

Permitted Uses: apartment buildings, handicapped person's apartment buildings, lodging house class 2, stacked townhouses, senior citizen apartment buildings, emergency care establishments, continuum-of-care facilities

Residential Density: 75 units per hectare

Height: 13 metres

Requested Zoning

Zone: Residential R9 (R9-7-H45)

Permitted Uses: apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

Residential Density: 150 units per hectare (122 units)

Height: 45 metres (13 storeys)

The adjacent and related property at 112 St. James Street is the subject of an application for Site Plan Approval (File SPA18-140) which is currently under review by City staff, and was the subject of a Site Plan Public Meeting at the Planning and Environment Committee on May 13, 2019. The Planning and Environment Committee and members of the public in attendance at the Site Plan Public Meeting were advised of this application for Official Plan and Zoning By-law amendments (OZ-9012). This application includes the potential for an increase in the number of residential units from 112 units to 122 units within the proposed apartment building through the application of the permitted density calculation to a slightly larger land area. The applicant has indicated the increase in units would be accommodated within the confines of the proposed apartment building without exterior changes. The draft Site Plan before the Committee illustrated the driveway access aligned with the Talbot Street road allowance over the lands subject to this Official Plan and Zoning By-law amendment application (OZ-9012). The Site Plan public meeting, together with the public meeting advertised in this notice, meet the requirement of the Neighbourhood Character Statement and Compatibility Guidelines (City of London, 2012) for public site plan review for all development applications within the subject lands.

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 in the 1989 Official Plan, which permits multiple-attached dwellings, such as row houses or cluster houses, low-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings, and small-scale nursing homes, rest homes and homes for the aged as the main uses.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting single detached, semi-detached, duplex, triplex and converted dwellings, townhouses, secondary suites, home occupations, group homes, and small-scale community facilities.

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 public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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](#) 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](#).

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the 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/>.

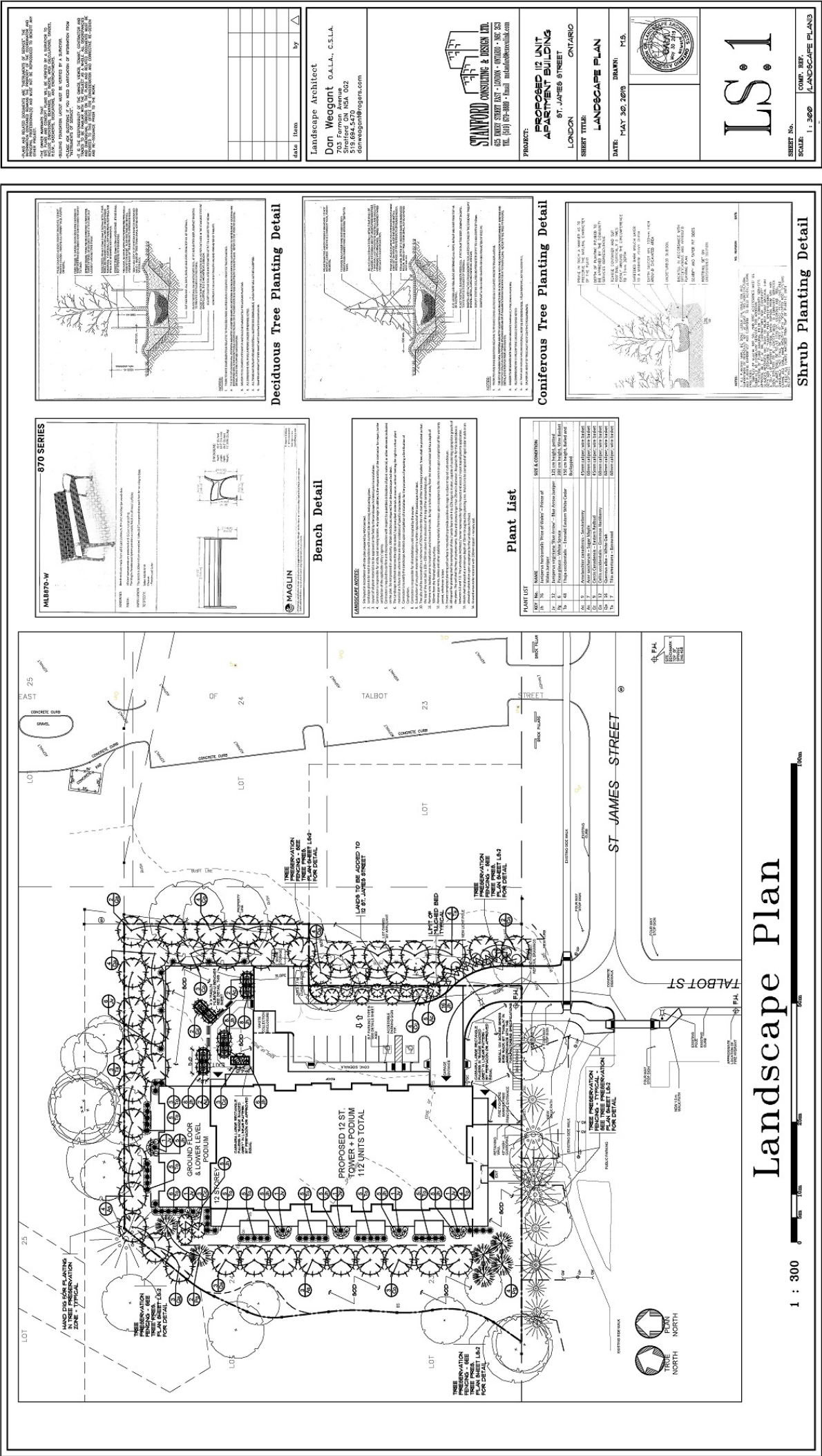
Notice of Collection of Personal Information

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.

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The above images are latest submissions for Site Plan Approval and are currently under review.



Rendering of Southeast View

