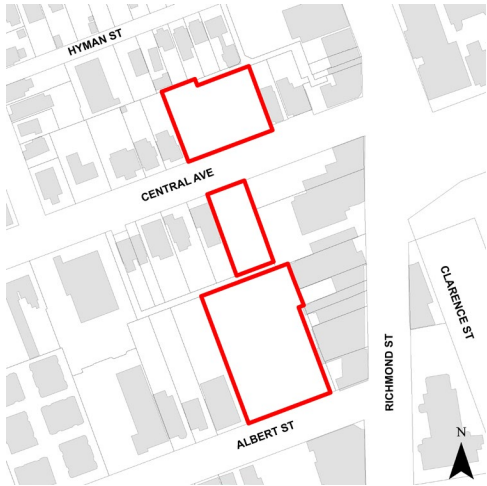




NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

192-196 Central Ave, 193-197 Central Ave, & 200 Albert St



File: TZ-9316

Applicant: Farhi Holdings Corporation

What is Proposed?

Zoning amendment to allow:

- The continued use of the existing surface commercial parking lots for an additional three (3) years through an extension of the Temporary (T-70) Zone



LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 24, 2021**

Catherine Maton

cmaton@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

london.ca/planapps

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

Councillor Arielle Kayabaga

akayabaga@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.**

Date of Notice: March 3, 2021

Application Details

Requested Zoning By-law Amendment

To change the zoning by amending the temporary use provisions of the existing Residential R10/Office Residential/Temporary (R10-4*H26/OR5*D303*H26/T-70) Zone at 192-196 Central Avenue, Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office/Temporary (h-5*R3-1/R4-1/R8-4/OC7/RO3/T-70) Zone at 193-197 Central Avenue, and Residential R10/Office Conversion/Temporary (R10-3*H24/OC7/T-70) Zone at 200 Albert Street to allow the continued use of the existing temporary surface commercial parking lots for an additional three (3) years. Changes to the currently permitted land uses and development regulations are summarized below. The Zoning By-law is available at london.ca.

Current Zoning – 192-196 Central Avenue

Zone: Residential R10/Office Residential/Temporary (R10-4*H26/OR5*D303*H26/T-70) Zone

Permitted Uses: Apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; continuum-of-care facilities; office apartment buildings; group home type 2; offices; medical/dental offices; business service establishments; day care centres; emergency care establishments; personal service establishments; restaurants, eat-in; retail stores; studios

Special Provision(s): None

Residential Density: 303 units per hectare

Height: 26 metres

Temporary Zone: T-70 allows for the use of a surface commercial parking lot expiring on October 30, 2020

Current Zoning – 193-197 Central Avenue

Zone: Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office/Temporary (h-5*R3-1/R4-1/R8-4/OC7/RO3/T-70) Zone

Permitted Uses: Single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; converted dwellings; fourplex dwellings; street townhouse dwellings; apartment buildings; handicapped person's apartment buildings; lodging house class 2; stacked townhousing; senior citizen apartment buildings; emergency care establishments; continuum-of-care facilities; business service establishments; dwelling units; medical/dental offices; offices; personal service establishments; restaurants, eat-in; studios; financial institutions; day care centres; retail stores

Special Provision(s): None

Temporary Zone: T-70 allows for the use of a surface commercial parking lot expiring on October 30, 2020

Current Zoning – 200 Albert Street

Zone: Residential R10/Office Conversion/Temporary (R10-3*H24/OC7/T-70) Zone

Permitted Uses: Apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; continuum-of-care facilities; business service establishments; dwelling units; medical/dental offices; offices; personal service establishments; restaurants, eat-in; studios; financial institutions

Special Provision(s): None

Height: 24 metres

Temporary Zone: T-70 allows for the use of a surface commercial parking lot expiring on October 30, 2020

Requested Zoning

Zone: Residential R10/Office Residential/Temporary (R10-4*H26/OR5*D303*H26/T-70) Zone at 192-196 Central Avenue, Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office/Temporary (h-5*R3-1/R4-1/R8-4/OC7/RO3/T-70) Zone at 193-197 Central Avenue, and Residential R10/Office Conversion/Temporary (R10-3*H24/OC7/T-70) Zone at 200 Albert Street

Permitted Uses: No changes to the range of permitted uses are proposed

Special Provision(s): None

Residential Density: No changes to the existing density permissions are proposed

Height: No changes to the existing height permissions are proposed

Temporary Zone: T-70 request for an extension to allow continued use of the existing surface commercial parking lots for an additional three (3) years

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 1989 Official Plan, which permits a broad range of 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 as the main uses.

192-196 Central Avenue and 193-197 Central Avenue are in the Neighbourhoods Place Type in The London Plan, permitting a range of residential uses from single detached dwellings to fourplexes, stacked townhouses and low-rise apartments, home occupations, group homes, and small-scale community facilities. 200 Albert Street is in the Rapid Transit Corridor Place Type in The London Plan, permitting a range of residential, retail, service, office, cultural, recreation 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.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

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.

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. 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. Neighbourhood Associations are listed on the [Neighbourgood](https://neighbourgood.ca) website. 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 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.

For more information go to <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

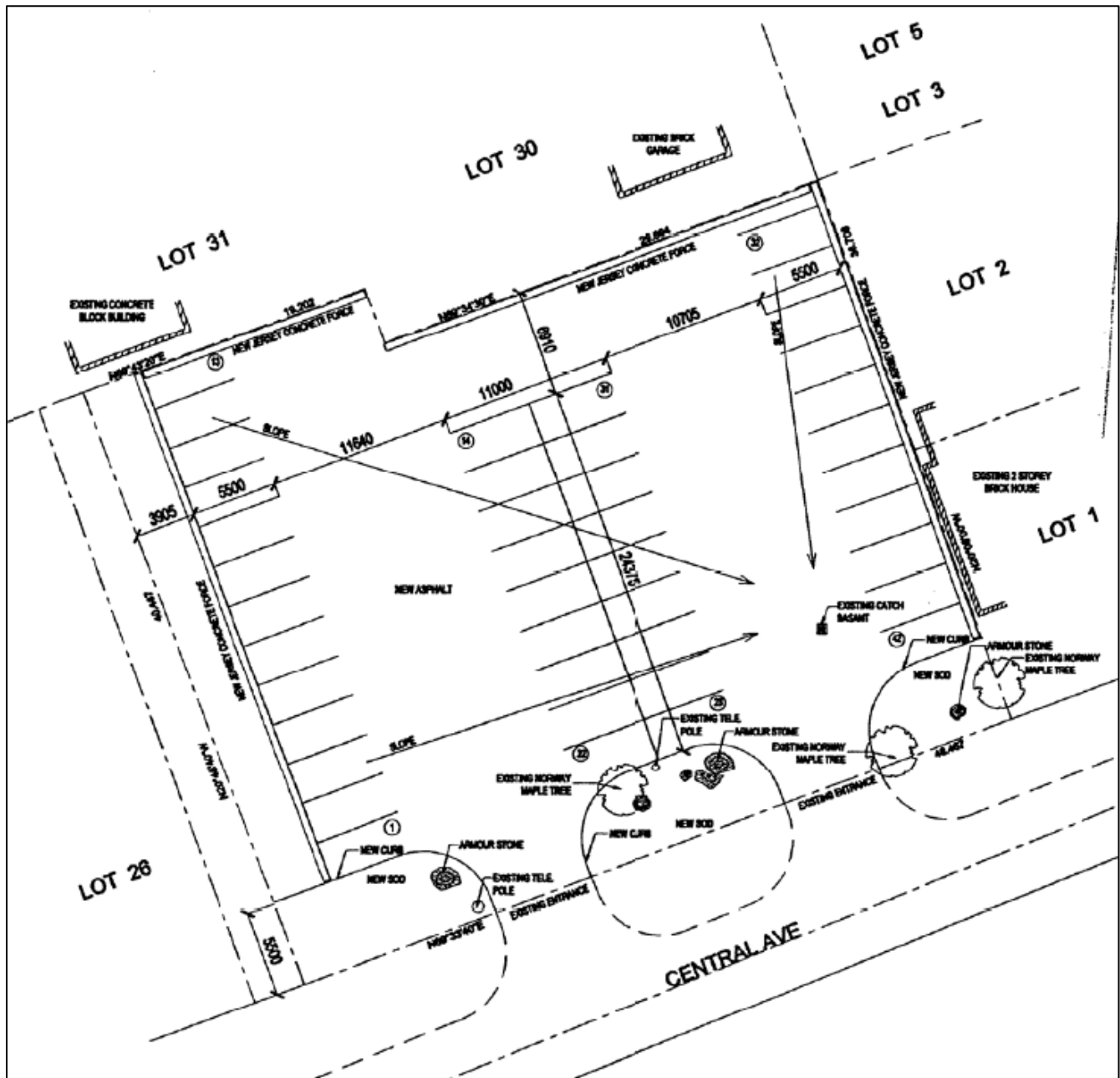
Notice of Collection of Personal Information

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.

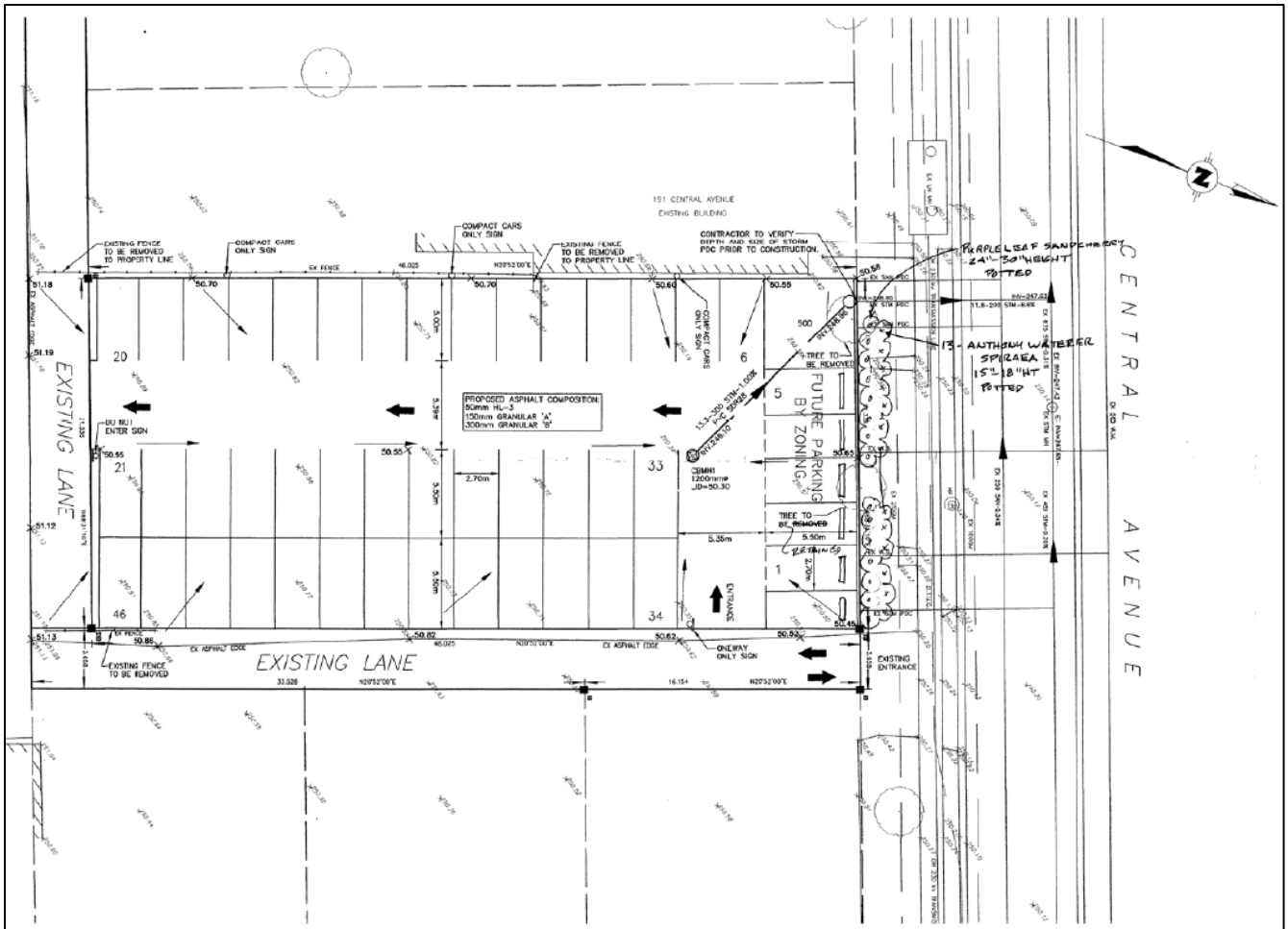
Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact developmentsservices@london.ca for more information.

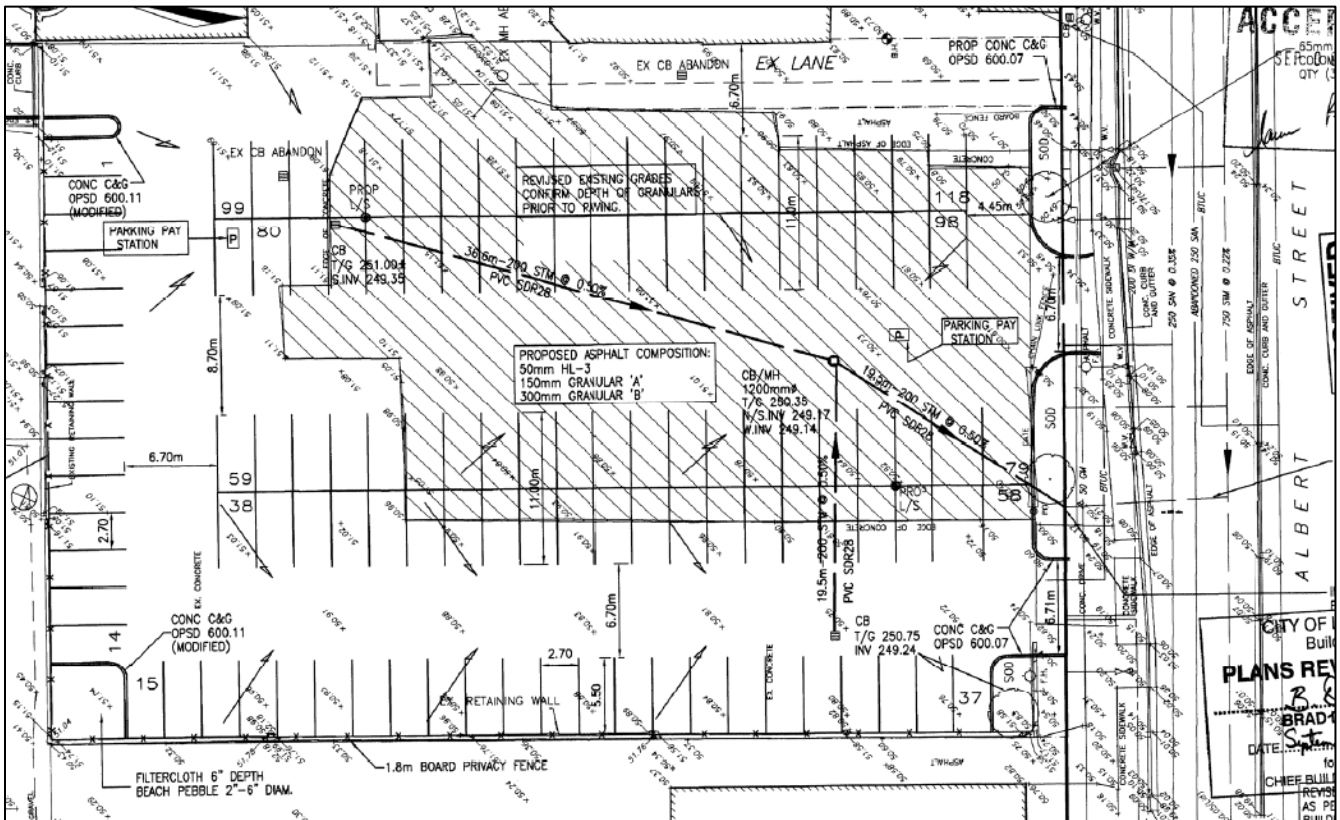
Site Concept



Site Concept Plan – 192-196 Central Avenue



Site Concept Plan – 193-197 Central Avenue



Site Concept Plan – 200 Albert Street

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