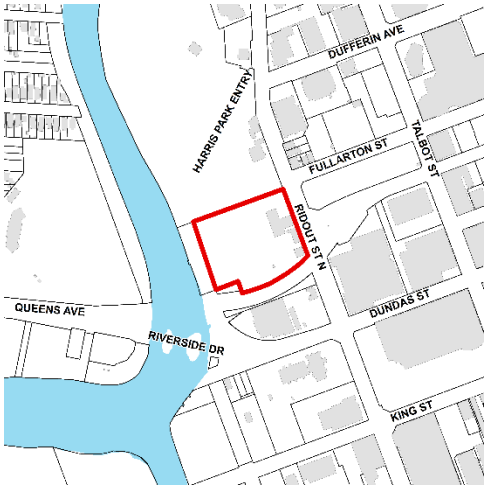


## Official Plan and Zoning By-law Amendments

### 435-451 Ridout Street North



**File: OZ-9157**

**Applicant: Farhi Holdings Corporation**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- Adaptive reuse of the existing heritage buildings containing 1,627 square metres of commercial/office gross floor area
- A 40-storey mixed-use building containing 280 residential units and 6,308 sq.m of commercial/office gross floor area
- A maximum density of 500 units per hectare
- A maximum building height of 40-storeys (125 metres)
- A setback of 17.9 metres to the residential component of the building

## YOU ARE INVITED!

Further to the Notice of Application you received on December 18, 2019, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, May 31, 2021, no earlier than 5:30 p.m.

**Meeting Location:** During the COVID-19 emergency, the Planning and Environment Committee meetings are virtual meetings, hosted in City Hall, Council Chambers (see insert)

For more information contact:

Catherine Maton  
cmaton@london.ca  
519-661-CITY (2489) ext. 5074  
Development Services, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: OZ-9157

[london.ca/planapps](https://london.ca/planapps)

To speak to 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.**

# Application Details

## Requested Amendment to The London Plan (New Official Plan)

To add a specific policy to the Downtown Place Type to permit a maximum of building height of 40-storeys, to facilitate the development of a mixed-use building containing 280 residential units and 6,308 square metres of commercial/office gross floor area, in addition to 1,627 square metres of commercial/office gross floor area in the existing heritage buildings.

## Requested Zoning By-law Amendment

To change the zoning from a Downtown Area Special Provision (DA2(3)\*D350) Zone, a Heritage/Regional Facility (HER/RF) Zone, and an Open Space (OS4) Zone to a Downtown Area Special Provision Bonus (DA2(3)\*D350\*B-\_) Zone and an Open Space (OS4) 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](http://london.ca/planapps).

Both Official Plans and the Zoning By-law are available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Downtown Area Special Provision (DA2(3)\*D350) Zone, a Heritage/Regional Facility (HER/RF) Zone, and an Open Space (OS4) Zone

**Permitted Uses:** Retail stores; supermarkets; amusement game establishments; apartment buildings; apartment hotel; art galleries; assembly halls; bake shops; clinics; commercial parking structures; commercial recreation establishments; convenience stores; day care centres; dry cleaning and laundry depots; duplicating shops; dwelling units; emergency care establishments; film processing depots; financial institutions; funeral homes; group home type 2; hotels; institutions; laboratories; laundromats; libraries; medical/dental offices; museums; offices; patent testing centre laboratories; personal service establishments; places of worship; printing establishments; private clubs; repair and rental establishments; restaurants; restaurants, outdoor patio; schools; senior citizen apartment buildings; service and repair establishments; service trades; studios; taverns; theatres and cinemas; video rental establishments; lodging house class 2; place of entertainment; artisan workshop; craft brewery; adult secondary schools; ancillary residential and/or hostels and accommodations, together with permitted uses in the RF Zone; commercial schools; community colleges; elementary schools; hospitals; private schools; recreational buildings; secondary schools; stadia; supervised residences; universities; conservation lands; conservation works; golf courses without structures; private parks without structures; public parks without structures; recreational golf courses without structures; cultivation or use of land for agricultural/horticultural purposes; sports fields without structures

**Special Provisions:** Permitted uses only in existing buildings and height as existing on the date of the passing of By-law No. Z.-1.

**Density:** 350 units per hectare.

### Requested Zoning

**Zone:** Downtown Area Special Provision (DA2(3)\*D350\*B-\_) Zone and an Open Space (OS4) Zone

**Permitted Uses:** Retail stores; supermarkets; amusement game establishments; apartment buildings; apartment hotel; art galleries; assembly halls; bake shops; clinics; commercial parking structures; commercial recreation establishments; convenience stores; day care centres; dry cleaning and laundry depots; duplicating shops; dwelling units; emergency care establishments; film processing depots; financial institutions; funeral homes; group home type 2; hotels; institutions; laboratories; laundromats; libraries; medical/dental offices; museums; offices; patent testing centre laboratories; personal service establishments; places of worship; printing establishments; private clubs; repair and rental establishments; restaurants; restaurants, outdoor patio; schools; senior citizen apartment buildings; service and repair establishments; service trades; studios; taverns; theatres and cinemas; video rental establishments; lodging house class 2; place of entertainment; artisan workshop; craft brewery; conservation lands; conservation works; golf courses without structures; private parks without structures; public parks without structures; recreational golf courses without structures; cultivation or use of land for agricultural/horticultural purposes; sports fields without structures.

**Special Provision:** Permitted uses only in existing buildings and height as existing on the date of the passing of By-law No. Z.-1.

**Density:** 350 units per hectare.

**Bonus Zone:** To permit a mixed-use apartment building with a density of 500 units per hectare; a building height of 40-storeys (125 metres); and a setback of 17.9 metres to the residential component of the building, whereas 44.4 metres is required, in return for eligible facilities, services, and matters including but not limited to: provision of affordable housing; heritage retention and conservation; green building design; and/or public parking.

The City may also consider the use of holding provisions or additional special provisions.

An Environmental Impact Study has been prepared to assist in the evaluation of this application.

## **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 Downtown and Open Space in the Official Plan, which permits a broad range of retail, service, office, institutional, entertainment, cultural, high density residential, transportation, recreational, and open space uses as the main uses.

The subject lands are in the Downtown Place Type and the Green Space Place Type in *The London Plan*, permitting a range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses. Permitted uses in the Green Space Place Type include agriculture, woodlot management, horticulture, conservation, and recreational 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 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.

### **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](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### **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. Neighbourhood Associations are listed on the [Neighbourgood](http://Neighbourgood) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

Attendance is available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

**Please refer to the enclosed Public Participation Meeting Process insert.**

## **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](mailto: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**

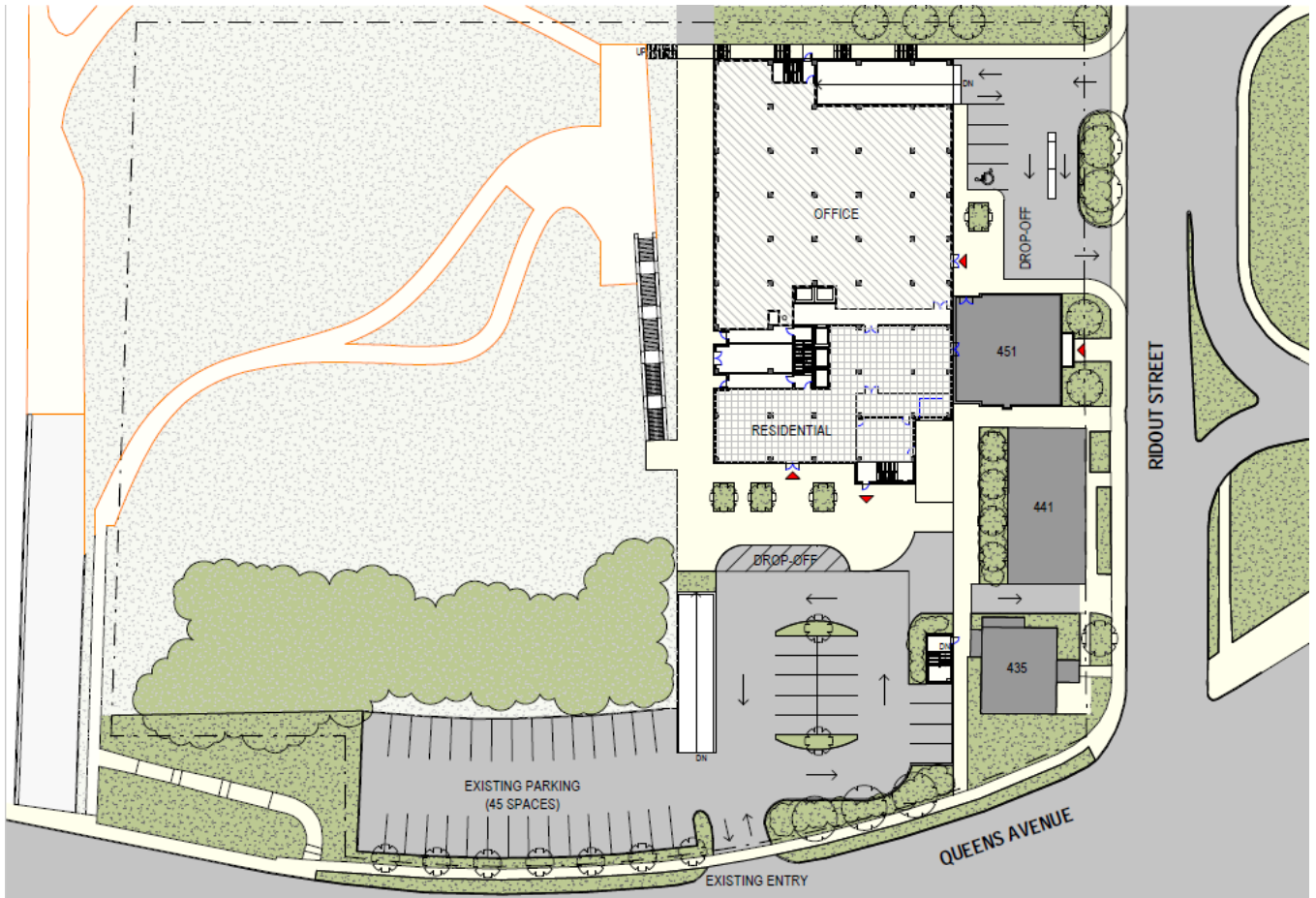
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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](mailto:developmentsservices@london.ca) for more information.



# Site Concept



*Site Concept Plan*

# Building Renderings



*Conceptual Renderings*

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



# Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The Public Participation Meeting process has been modified to protect the health and well-being of members of the public and City employees during the pandemic. City Hall is currently closed to in-person meeting participation.

Anyone wishing to speak at a Public Participation Meeting can do so virtually, using Zoom online or by phone. Pre-registration is required.

- Members of the public are required to pre-register to speak at the public participation meeting. To register this must be requested no later than 9:00 a.m. the day of the meeting. Speakers will be limited to five minutes of verbal presentation.
- Registered speakers will be given the information to connect to the Zoom meeting and will also be able to present by phone.
- Pre-register by calling **519-661-2489 ext. 7100** or by **emailing [PPMClerks@london.ca](mailto:PPMClerks@london.ca)**. Please indicate the meeting and item when contacting the Clerk's Office. Directions on how to participate will be provided upon registration.
- Members of the public can also participate by submitting written communications to the committee or to Members of Council prior to the meeting.

Pre-registration is only required for those wishing to speak at a Public Participation Meeting.

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<sup>1</sup> Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.