

Official Plan and Zoning By-law Amendments

560 and 562 Wellington Street



File: OZ-8462

Applicant: 560 Wellington Holdings Inc.

What is Proposed?

Official Plan and Zoning amendments to allow:

- 17-storey, mixed-use residential/commercial apartment building containing 173 residential apartments and 1 commercial unit
- Special provisions to add a range of small-scale commercial uses on the ground floor
- Reductions to yard depths for all sides between the building and property lines
- Maximum height of 61m and lot coverage of 95%
- Minimum landscaped open space of 20% including roof-top areas
- Minimum 0m parking area setback from the road

YOU ARE INVITED!

Further to the Notice of Application you received on June 28, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, November 1, 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:

This application is located within Ward 13

Sonia Wise
swise@london.ca
519-661-CITY (2489) ext. 5887
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-8462

london.ca/planapps

**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 1989 Official Plan

To change the designation of the property from a Low Density Residential designation to a Multi-Family, High Density Residential designation and to add a Specific Area Policy that provides site specific regulations to permit the proposed building height, density and land uses.

Requested Amendment to The London Plan (New Official Plan)

To change the designation of the property from the Neighbourhoods Place Type to the Urban Corridor Place Type and to add a new site-specific policy to permit the mixed-use development proposed at a greater height than the permissions of the policies of the Urban Corridor Place Type.

Requested Zoning By-law Amendment

To change the zoning from an Office Area (OF1) Zone to a holding Residential R10 Special Provision (h-5*R10-5(_)) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Office Area (OF1) Zone

Permitted Uses: Offices, and medical/dental offices

Special Provisions: None

Height: 10m maximum

Requested Zoning

Zone: Holding Residential R10 Special Provision (h-5*R10-5(_)) Zone

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

Special Provisions: Special provisions to land uses of: add art galleries, bake shops, convenience stores, dry cleaning and laundry depots, financial institutions, personal service establishments, florist shop, grocery or food store (under 250 square metres) restaurants, retail stores, studios, and video rental establishments. Special provisions are also requested to add the following regulations: yard depths of 0m from the podium portion of the building, yard depths ranging between 3.0m-4.0m from the tower portion, yard depths ranging from 3.75m-5.5m from the top portion, a maximum building height of 61m, a maximum floor area ratio of 10:1, a maximum lot coverage of 95%, a maximum density of 800uph, a minimum landscaped open space of 20% by recognizing landscaped open spaces areas within roof-top areas, and a minimum 0m parking area setback from a property line.

Residential Density: 800 units per hectare

Height: 17 storeys (61m)

Bonus Zone: Municipal Council may also consider a policy for specific areas (Chapter 10) and/or a bonus zone for the proposed development, requested uses and regulations in return for eligible facilities, services and matters outlined in Section 19.4.4 of the 1989 Official Plan.

Holding Provision: an 'h-5' holding provision is requested for consideration which requires a public site plan meeting. Municipal Council may also consider the use of other holding provisions to ensure the orderly development of 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 Low Density Residential in the 1989 Official Plan, which primarily permits a range of low to mid-rise residential uses, with densities contemplated up to 75 units per hectare for infill and intensification proposals within Central London.

The subject lands are in the Neighbourhoods Place Type in *The London Plan* (Council-adopted but not in force and effect), permitting a range of low to mid-rise residential uses such as single detached, semi-detached, duplex, townhouse, triplex dwellings, small-scale community facilities and low-rise apartment buildings for a site with frontage along a Civic Boulevard at an intersection with a Neighbourhood Street. Commercial, high-rise residential or mixed-use buildings are permitted in other Place Types such as the Downtown or Corridors.

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
- 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 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. 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 Ontario Land 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 Ontario Land 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 Ontario Land 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/appeals-process/forms/>.

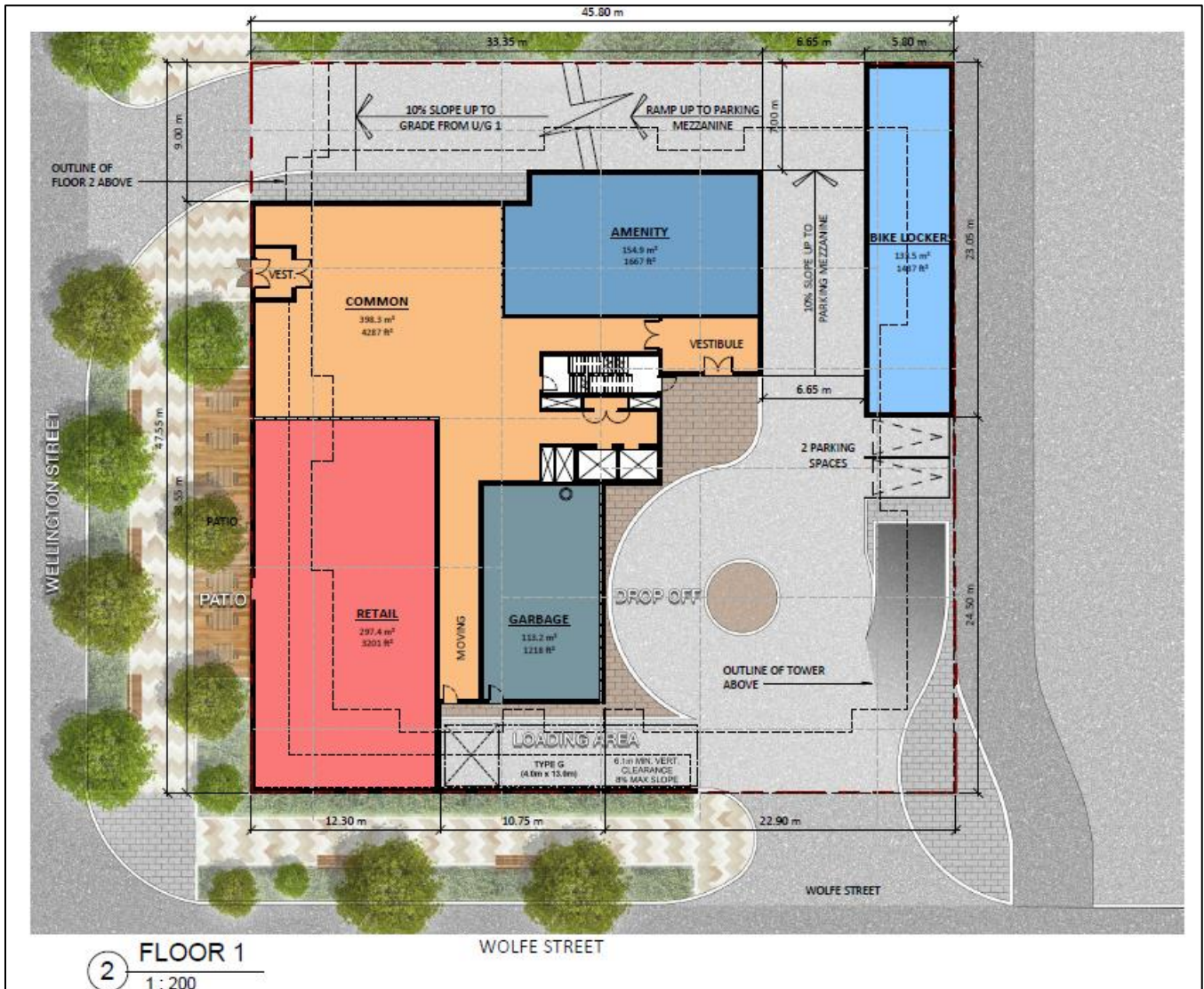
Notice of Collection of Personal Information

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 developmentservices@london.ca for more information.

Site Concept



Site Concept Plan of Ground Floor

Building Renderings



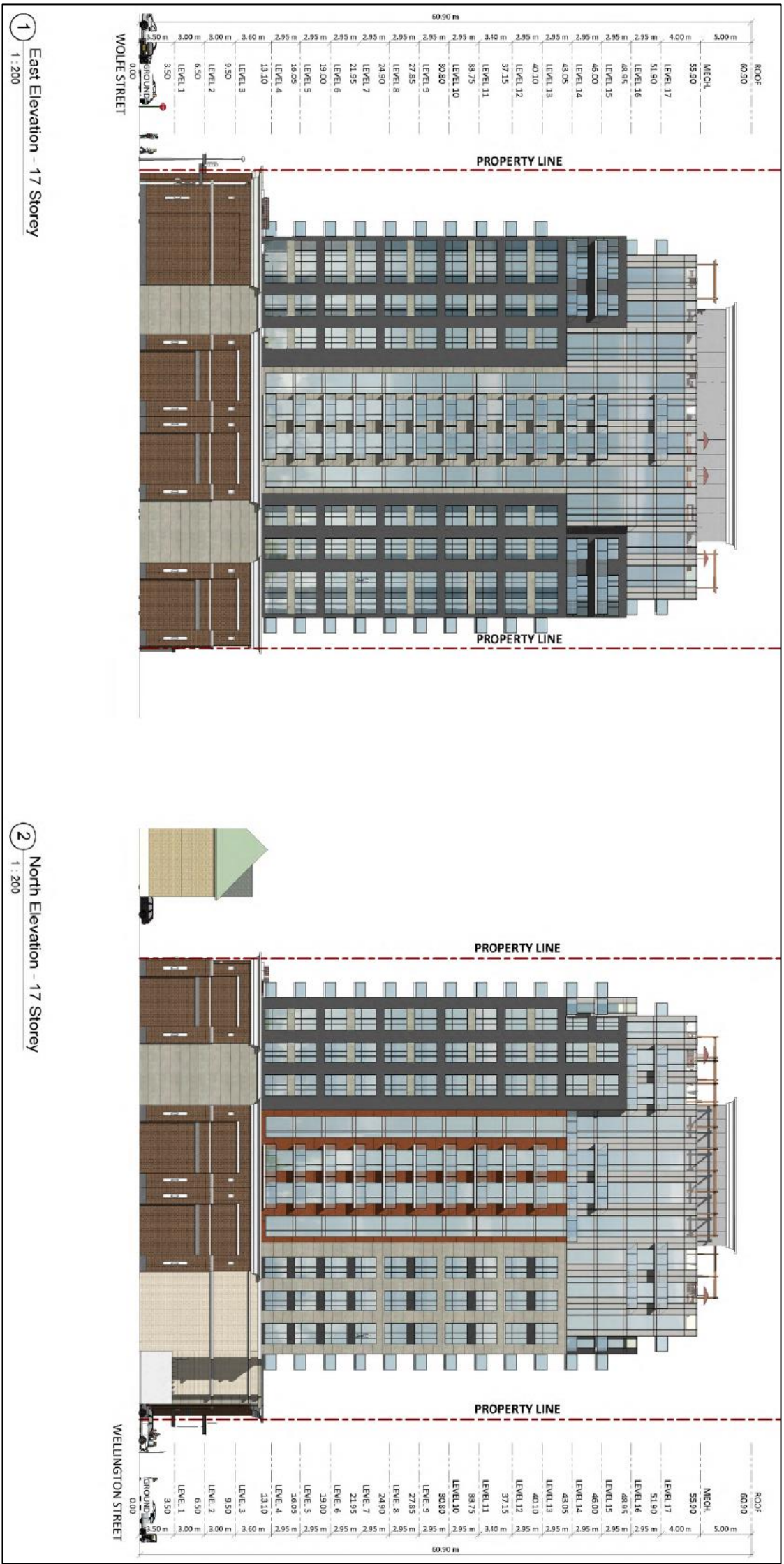
Southwest and West views to Proposed Development (from Victoria Park)

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

Building Elevations



South and West Elevations



East and North Elevations

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 capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

Please refer to the public meeting notice for all options available for you to participate in the planning process.

Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Pre-registered speakers will be given priority access to entering City Hall. Speakers will be limited to five minutes of verbal presentation.
 - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing PPMClerks@london.ca** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.¹
 - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building. A mask/face covering is required at all times in City Hall.
- Each committee room in use for the PPM will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each assigned room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee remotely, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

¹ 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.