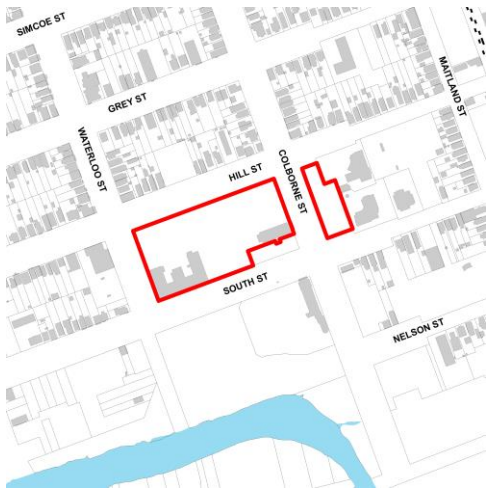




PUBLIC MEETING NOTICE

Official Plan and Zoning By-law Amendments & Site Plan Public Meeting

370 South Street & 124 Colborne Street



File: OZ-9418 & SPA21-081

Applicant: Vision SoHo Alliance c/o InDwell - Attn: Sylvia Harris

What is Proposed?

Official Plan and Zoning amendments to allow:

- Development of five (5) apartment buildings (three 5 storeys, one 6 storeys and one 11 storeys in height) and the conversion of the two (2) existing buildings to apartments.

A public site plan to review the form of the development will immediately follow the meeting to address the amendments above.

YOU ARE INVITED!

Further to the Notice of Application you received on October 6, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, November 22, 2021, no earlier than 5:00 p.m.

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

For more information contact:

Leif Maitland
Imaitlan@london.ca
519-661-CITY (2489) ext. 1517
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-9418 & SPA21-081
london.ca/planapps

Date of Notice: November 4, 2021

Application Details – OZ-9418

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

Requested Amendment to the 1989 Official Plan

The application seeks relief from specific regulations specifically related to the establishment of a vacant land condominium, specifically:

1. Notwithstanding Section 19.15.4(iii) in the 1989 City of London Official Plan, permit a vacant land condominium that results in units above or below any other unit.
2. Notwithstanding Section 19.15.4(iv) in the 1989 City of London Official Plan, permit multiple units within one dwelling/building.
3. Notwithstanding Section 19.15.4(v) in the 1989 City of London Official Plan, permit structures to cross unit boundaries at or after registration of the vacant land condominium.

Requested Amendment to The London Plan (New Official Plan)

The application seeks relief from specific regulations specifically related to the establishment of a vacant land condominium, specifically:

1. Notwithstanding Policy1709(3) of The London Plan, permit a vacant land condominium that results in units above or below any other unit.
2. Notwithstanding Policy1709(4) of The London Plan, permit multiple units within one dwelling/building.
3. Notwithstanding Policy 1709(5) of The London Plan, permit structures to cross unit boundaries at or after registration of the vacant land condominium.

The application seeks amendments to the Old Victoria Hospital Lands Secondary Plan to redesignate the north portion of the subject lands currently designated Low Rise Residential and amendments to the Four Corners Designation, specifically:

1. Notwithstanding “Schedule 2: Character Area Land Use Designation Plan” in the Old Victoria Hospital Lands Secondary Plan, re-designate all subject lands currently identified as “*Low Rise Residential*” to “*Mid-Rise Residential*” with a special policy to permit a maximum height of 5-storeys for all apartment buildings fronting onto Hill Street and a special policy to permit a minimum height of 2-storeys all existing buildings fronting onto South Street.
2. Notwithstanding Section 20.6.4.1(iii) in the Old Victoria Hospital Lands Secondary Plan, residential uses are permitted on the ground floor *in the “Four Corners”* land use designation, and relatedly, non-residential uses are not required on the ground floor.
3. Notwithstanding Section 20.6.4.1(iv) in the Old Victoria Hospital Lands Secondary Plan, building floorplates are not required to be designed to accommodate non-residential uses at-grade, nor is the height of the ground floor required to be greater than the height of any upper storey *in the “Four Corners”* land use designation.
4. Notwithstanding Section 20.6.4.1(iv) in the Old Victoria Hospital Lands Secondary Plan, direct vehicle access from South Street is permitted for Parcel ‘1’ *in the “Four Corners”* land use designation.

Requested Zoning By-law Amendment

The lands are zoned Holding Residential R8 Special Provision (h*h-5* R8-4(56) Zone, Holding Residential R8 Special Provision (h*h-5*R8-4(57)) Zone, Holding Residential R8 Special Provision (h*h-5*R8-4(58)) Zone, and a Holding Residential R4 Special Provision/Residential R8 Special Provision (h*h-5*R4-6(13)/R8-4(59)) Zone. The requested amendment seeks the relocation of the zone boundary between the R8-4(59) and the R8-4(56) and R8-4(57) zones south within the block bounded by Waterloo, Hill, Colborne and South streets. Amendments to the regulations are requested for the R8-4(57), R8-4(58) and R8-4(59) as detailed below.

Requested amendment to the R8-4(57) Zone:

1. A parking rate of 0.5 spaces (minimum) per unit for new buildings.
2. Recognize Colborne Street as the front lot line;
3. Interior Side Yard Depth (min.) of 0.0m;
4. Rear Yard Depth (min.) of 2.0m;
5. Landscaped Open Space (min.) of 16.4%; and,
6. Parking rate (min.) of 0.0 spaces per sq.m. for non-residential uses at-grade.

7. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,
8. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.

Requested amendment to the R8-4(58) Zone:

1. Recognize South Street as the front lot line.
2. A parking rate of 0.5 spaces (minimum) per unit for new buildings.
3. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,
4. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.

Requested amendment to the R8-4(59) Zone:

1. Add apartment buildings to the list of permitted uses.
2. Recognize Hill Street as the front lot line (for the block bounded by Waterloo, Hill, Colborne and South Streets);
3. Recognize Colborne Street as the front lot line (for the block bounded by Colborne, Hill, Maitland and South Street);
4. A parking rate of 0.5 spaces (minimum) per unit for new buildings.
5. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,
6. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.
7. Interior Side Yard Depth (min.) of 0.0m (for the block bounded by Colborne, Hill, Maitland and South Street);
8. Rear Yard Depth (min.) of 2.0m (for the block bounded by Colborne, Hill, Maitland and South Street);
9. Landscaped Open Space (min.) of 17.3%; and (for the block bounded by Colborne, Hill, Maitland and South Street).

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

The City may also consider additional or amended special provisions as required to support the application.

Application Details – SPA21-081

The Site is also subject to an application for Site Plan Approval to be reviewed as part of a site plan public meeting immediately following the Official Plan Amendment and Zoning By-law amendment discussed above. This is an opportunity to discuss site design issues such as landscaping and access.

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 low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting townhouses and apartment buildings with commercial as specified through the Old Victoria Hospital Lands Secondary Plan.

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.

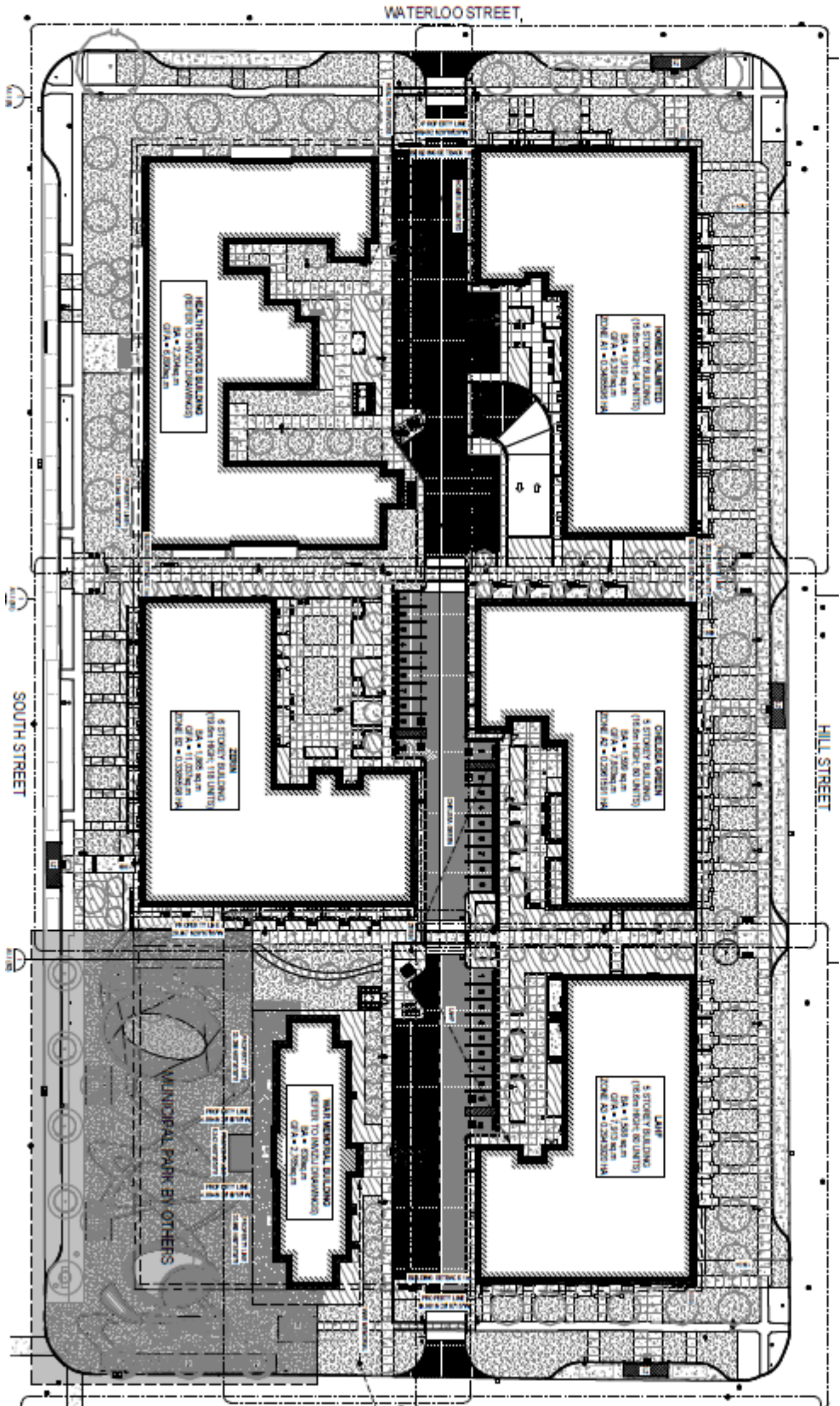
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

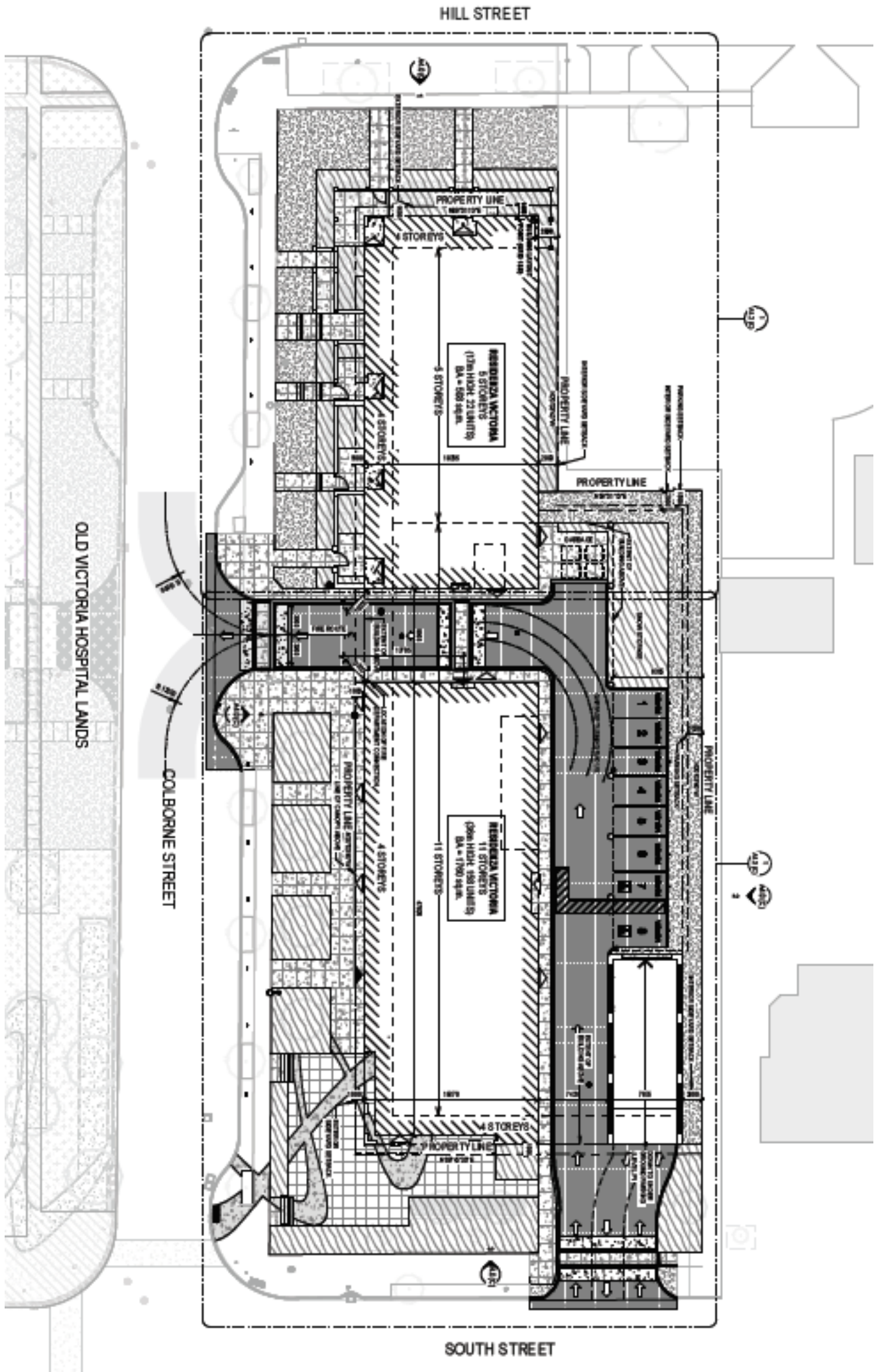
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City 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 – The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at developmentsservices@london.ca or 519-930-3500 by (Date) 1 week in advance) to request any of these services.

Site Plan – 370 South Street



Site Plan- 124 Colborne



The images above show 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.