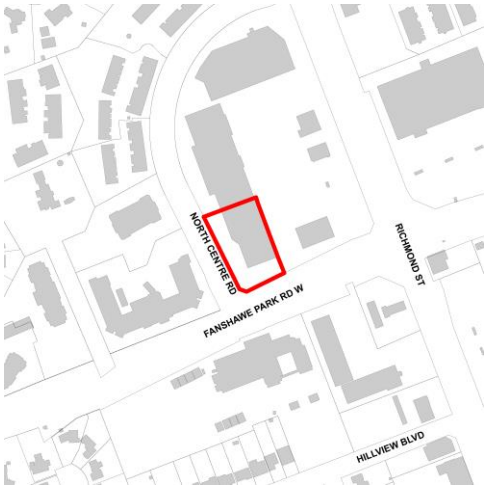




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

1737 Richmond Street



File: OZ-9470

**Applicant: Richmond Hyland Inc. c/o Westdell
Development Corporation/ The Corporation of the City of
London**

What is Proposed?

Official Plan and Zoning amendments to allow:

- A mixed-use (commercial/office and residential) apartment building with a height of 22 storeys and 226 residential units, and 2527 square metres of commercial
- 234 parking spaces

LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 23, 2022**

Nancy Pasato

npasato@london.ca

519-661-CITY (2489) ext. 7156

Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-9470

london.ca/planapps

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

Councillor Josh Morgan

jmorgan@london.ca

519-661-CITY (2489) ext. 4007

**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 2, 2022

Application Details

Requested Amendment to the 1989 Official Plan

To add a Chapter 10 Specific Area Policy to permit a 22 storey, mixed commercial/residential apartment building with 226 residential units and 2527 square metres of commercial, with Bonus Zoning. The intent is to align the 1989 Official Plan policies with The London Plan policies that will apply to the site.

Requested Zoning By-law Amendment

To change the zoning from an Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(1)) Zone to a Business District Commercial Special Provision Bonus (BDC1()*B-) 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: Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(1)) Zones

Permitted Uses: animal hospitals; convenience service establishments; convenience stores; dry cleaning and laundry plants; duplicating shops; financial institutions; restaurants; retail stores; personal service establishments; pharmacies; printing establishments; video rental establishments; brewing on premises establishment; repair and rental establishments; service and repair establishments; studios; clinics; day care centres; laboratories; medical/dental offices; offices, professional; offices, service.

Special Provision(s): prohibited use: grocery store and supermarket; additional permitted use: food store; a maximum Gross Floor Area of 17,950 sq.m (inclusive of patios); a minimum of 550 parking spaces for all uses; in the ASA3 Zone, offices are a permitted use subject to a maximum gross floor area of 4,645 square metres (50,000 square feet) for all office uses and a maximum height of 16 metres (52.5 feet) for office buildings; and the application of the maximum gross floor area requirements of office use shall be to the ASA3(1) Zone and not to the individual properties contained within the zone. Gross floor area shall be allocated in proportion to the lot size as it relates to the total area zoned.

Height: 12 metres, or 16 metres for office buildings (ASA3(1) Zone)

Requested Zoning

Zone: Business District Commercial Special Provision Bonus (BDC1()*B-) Zone

Permitted Uses: animal hospitals; apartment buildings, with any or all of the other permitted uses on the first floor; bake shops; clinics; commercial recreation establishments; commercial parking structures and/or lots; day care centres; dry cleaning and laundry depots; duplicating shops; emergency care establishments; financial institutions; grocery stores; laboratories; laundromats; libraries; medical/dental offices; offices; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; video rental establishments; lodging house class 2; cinemas; brewing on premises establishment; food store; animal clinic; convenience store; post office; convenience service establishments; bed and breakfast establishments; antique store; police stations; artisan workshop; craft brewery; hotels; taverns.

Special Provision(s): to permit all of the commercial and office uses on the first and second floor; a maximum height of 80m whereas 12m is the maximum; a maximum density of 485 units per hectare; and a reduced minimum parking of 234 spaces, whereas 353 parking spaces are required.

Residential Density: a maximum density of 485 units per hectare.

Height: a maximum height of 80m (22 storeys) whereas 12m is the maximum.

Bonus Zone: a maximum building height of 22 storeys (80m) and a maximum density of 485 units per hectare, in return for eligible facilities, services, and matters outlined in Section 19.4.4 of the 1989 Official Plan and policies 1638_ to 1655_ of The London Plan. The proposed facilities, services, and matters to support Bonus Zoning include enhanced urban design; roof-top amenity; and affordable housing.

The City may also consider the use of holding provisions related to urban design and servicing, and additional special provisions related to setbacks, height, and parking.

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 Enclosed Regional Commercial Node in the 1989 Official Plan, which permits a broad range of commercial uses as the main uses.

The subject lands are in the Transit Village Place Type in The London Plan, permitting a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses.

The subject lands are also located within the Masonville Secondary Plan (Council-approved, appealed to the Ontario Land Tribunal). The subject lands are located within the Transit Village Mixed Use Area which permits a broad range of retail, commercial, service, cultural, entertainment, recreational and residential 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 Planning & Development 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

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 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 official plan amendment and/or 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.

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 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

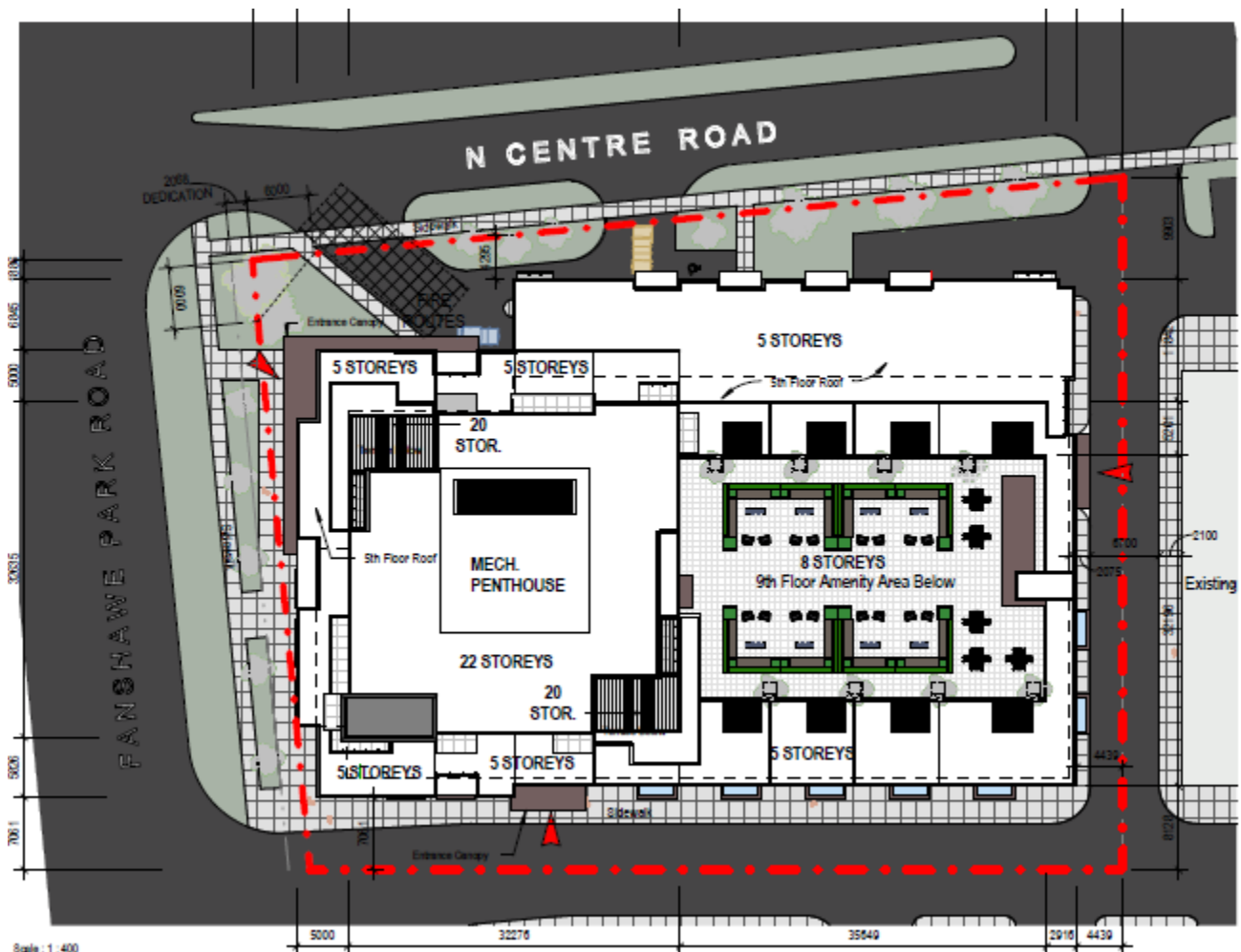
Notice of Collection of Personal Information

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY (2489) ext. 5590.

Accessibility

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

Site Concept



Site Plan

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

Building Renderings



Building Rendering – Southwest corner of Fanshawe Park Road and North Centre Road



Building Rendering – South view looking north from Fanshawe Park Road



Building Rendering – East view looking southwest from Richmond Street

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