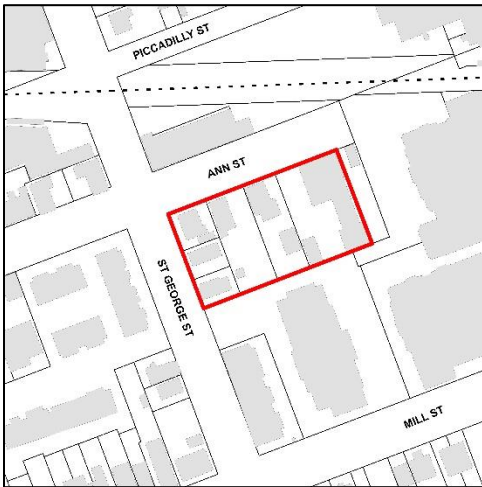




# PUBLIC MEETING & REVISED APPLICATION NOTICE

## Official Plan and Zoning By-law Amendments - REVISED

### 84 – 86 St. George Street and 175 – 197 Ann Street



**File: OZ-9127**

**Applicant: St. George and Ann Block Limited**

#### What is Proposed?

Official Plan and Zoning amendments to allow:

- 22 storey apartment building (75m) with 214 residential units and 180 parking spaces;
- A bonus zone to permit the increased height and density in return for bonusable features;
- A range of convenience commercial uses including the 'craft brewery' use with a maximum gross floor area of 500sqm for any one use;
- Reduced front yard depth, rear yard depth, interior side yard depth, exterior side yard depth, and landscaped open space regulations; and
- Increased lot coverage of 95%, height (74m) and density of 585uph.

## YOU ARE INVITED!

Further to the notices you received on October 10, 2019, February 10, 2020 and October 7, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, April 25, 2022, no earlier than 4:15 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:

Sonia Wise  
swise@london.ca  
519-661-CITY (2489) ext. 5887  
Planning and Development, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: OZ-9127

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

To speak to your Ward Councillor:

John Fyfe-Millar  
jfmillar@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: April 1, 2022

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Amendment to the Current Official Plan

To change the designation of the western part of the property from the Multi-family, Medium Density Residential designation to the Multi-family, High Density Residential designation, and to add a Specific Area Policy to permit the requested convenience commercial uses, and to permit a mixed-use building with a maximum density of 585uph implemented by way of a bonus zone.

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

To change the existing Special Area Policy 1038C in the Neighbourhoods Place Type with revised wording to permit a mixed-use development with a maximum building height of 22 storeys, and 500 square metres of gross floor area permitted for retail, service and office use within the podium base, and add the site as being subject to a Specific Policy Area on Map 7.

## Requested Zoning By-law Amendment

To change the zoning from a Residential R9 (R9-3\*H12) Zone to a Residential R10 Special Provision/Convenience Commercial Special Provision Bonus (R10-5( )/CC4( )\*B- ) 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).

### Current Zoning

**Zone:** Residential R9 (R9-3\*H12)

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

**Special Provision(s):** n/a

**Residential Density:** 100 units per hectare

**Height:** 12 metres

**Bonus Zone:** n/a

### Requested Zoning

**Zone:** Residential R10 Special Provision/Convenience Commercial Special Provision Bonus (R10-5( )/CC4( )\*B- ) Zone

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

Convenience commercial uses including: convenience service establishments, convenience stores, financial institutions, personal service establishments, and craft brewery within an apartment building and all without drive-throughs.

**Special Provision(s):** To permit a maximum height of 22 storeys (75 metres) where the height is to be determined on the zone map; to permit a maximum density of 585 units per hectare, whereas 350 units per hectare maximum is permitted; to permit a reduced front and exterior side yard depth of 0m whereas 15m is required; to permit a reduced rear and interior yard depth of 0m whereas 37.2m is required; to permit a reduced landscaped open space of 0% whereas 30% is required; to permit an increase lot coverage of 97% whereas 50% maximum is permitted; to permit a minimum of 180 parking spaces whereas 225 spaces are required; and to permit a maximum commercial gross floor area of up to 500sqm for all commercial uses, and as well as for an individual commercial use.

**Residential Density:** 585 units per hectare (214 units)

**Height:** 75 metres (22 storeys)

**Bonus Zone:** Site specific development regulations are proposed to be implemented through a bonus zone and special provisions. The request for bonusing is to permit the increased height of 22 storeys (75m) and density of 585uph, and is proposed based on the provision of: common open space; underground parking; enhanced landscaped open space; innovation/sensitive design including electric vehicle charging stations, some accessible to the public, and publicly accessible bicycle sharing facilities; enhanced provision of universal accessibility; affordable housing; exceptional site and building design; sustainable development forms; financial contribution to transit facilities; large quantities of secure bicycle parking and cycling infrastructure; and extraordinary tree planting.

The City may also consider the use of holding provisions for the purpose of assessing hydrogeological conditions, and ensuring safety mitigation measures are implemented due to the proximity of the rail corridor.

## 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, Medium

Density Residential and Multi-family High Density Residential in the Official Plan. The Multi-family, Medium Density Residential designation permits multiple-attached dwellings such as row houses or cluster houses, high-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings and small scale nursing homes, rest homes and homes for the aged as the main uses. The Multi-family, High Density Residential designation permits low-rise 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. Convenience commercial uses are contemplated as secondary uses according to the policies of section 3.6.5. The lands are within the Talbot Mixed-Use Specific Policy area, and the Near Campus Neighbourhood Area.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of single detached, semi-detached, duplex, and converted dwellings, townhouses, secondary suites, home occupations and group homes. The lands are within the Talbot Mixed-Use Specific Policy area, the High Density Residential Overlay, the Near Campus Neighbourhood Area, and have a site-specific policy that allows greater than 12 storeys building height, along with a significant setback along St. George Street.

## 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/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](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 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**

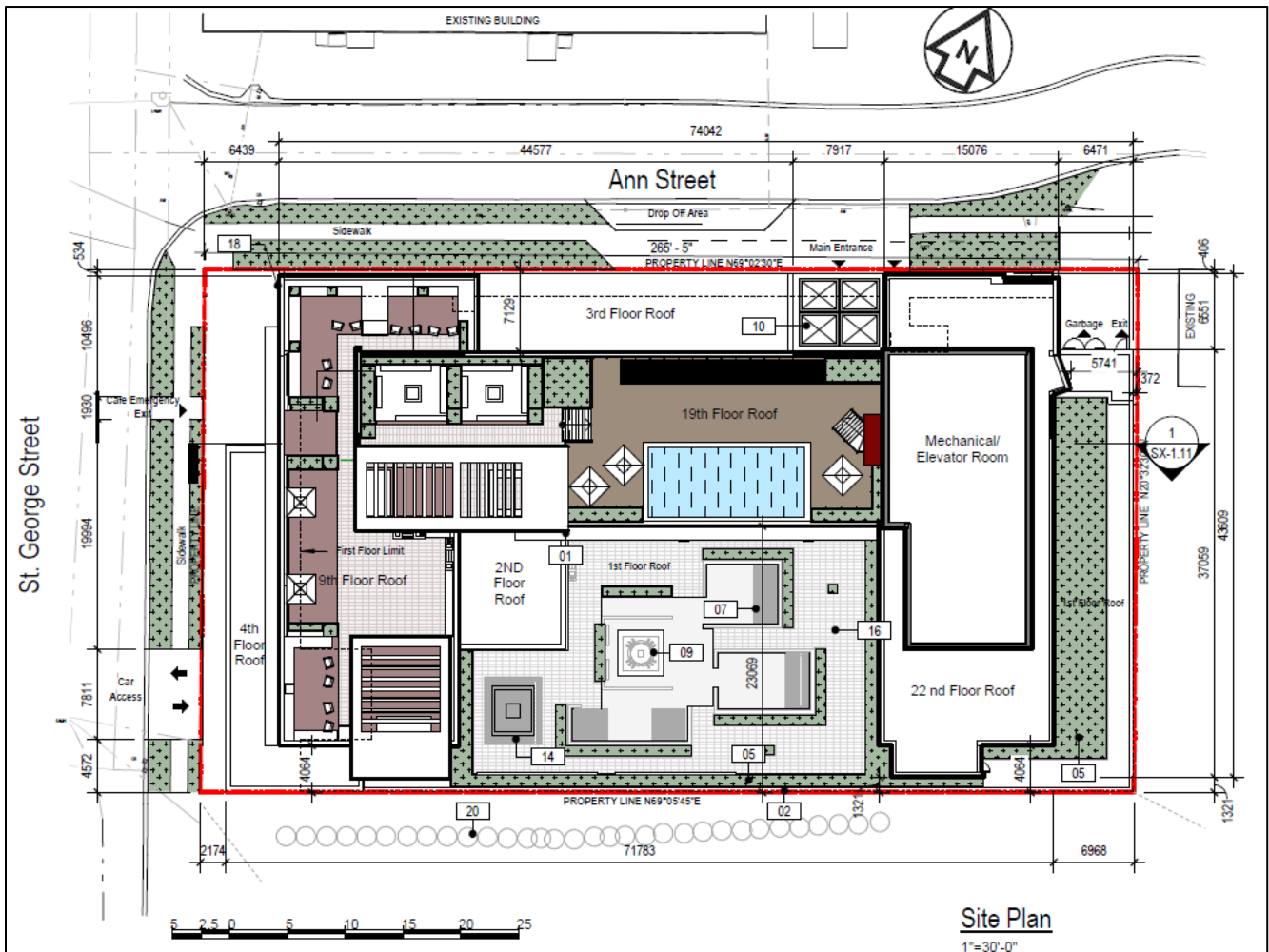
The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [developmentsservices@london.ca](mailto:developmentsservices@london.ca) by April 18, 2022 to request any of these services.



# Building Rendering and Site Concept Plan



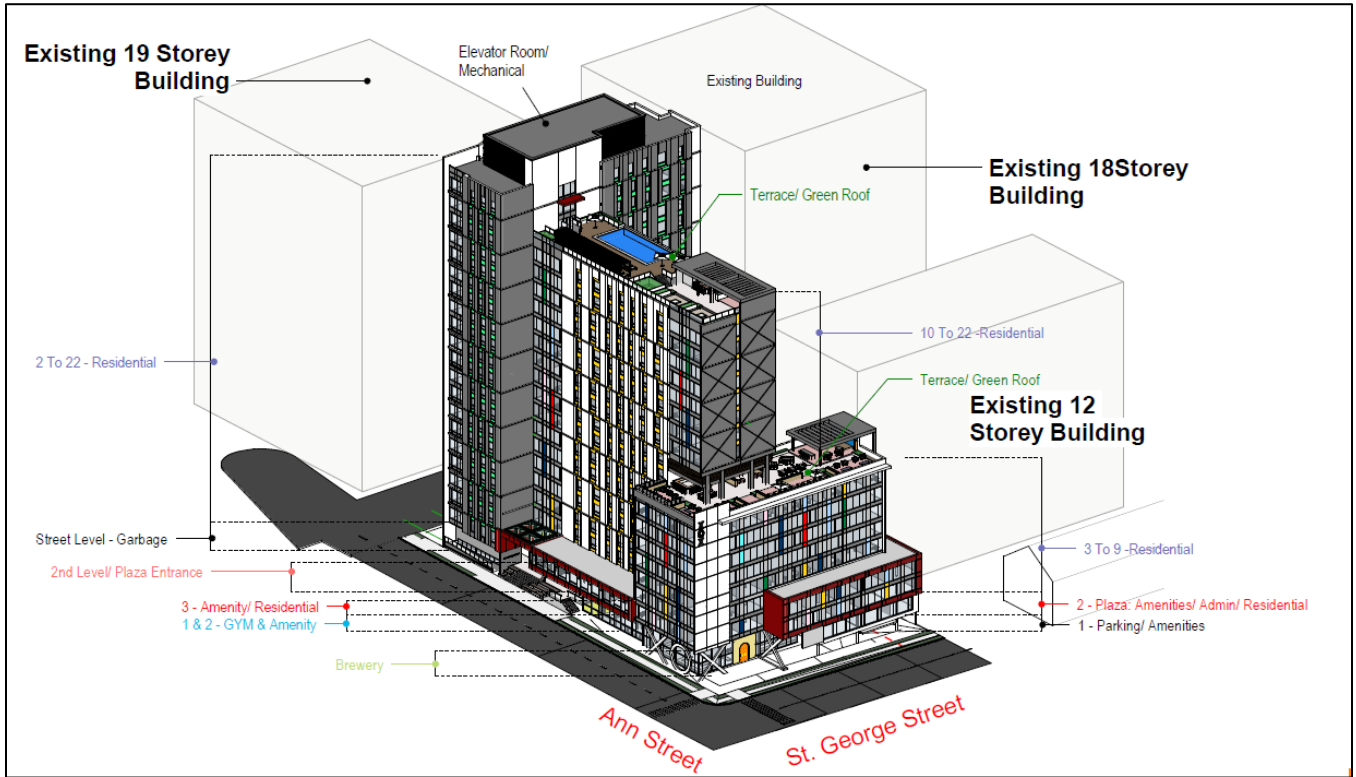
Rendering - Northwest Perspective



Site Concept Plan

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

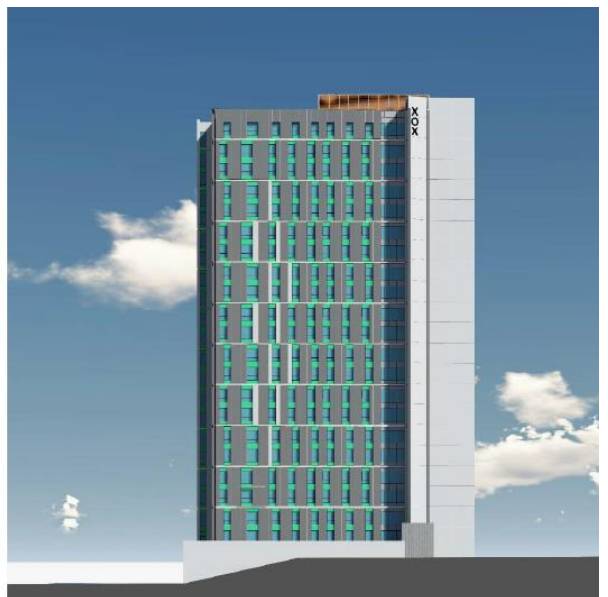
# Building Renderings



Rendering Description – Northwest Perspective



Rendering – West Elevation (left) and North Elevation (right)



Rendering – South Elevation (left) and East Elevation (right)

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](mailto:PPMClerks@london.ca)** Please indicate the PPM subject matter when contacting the Clerk's Office. Registrations will be confirmed.<sup>1</sup>
  - 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.

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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.