

REVISED NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

599-601 Richmond Street



File: Z-9367

Applicant: Westdell Development Corporation

What is Proposed?

Zoning amendment to allow:

- An 8-storey mixed-use building on the rear portion of the lands with a building footprint of approximately 740m² in area and 270m² of ground floor commercial fronting onto Central Ave;
- A total of 57 residential units;
- A residential density of 519 units per residential hectare;
- Pedestrian and vehicular access fronting onto Central Ave;
- Private amenity rooms and secure bicycle storage;
- A loading area located within the building; and
- 6 parking spaces.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **May 26, 2022**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

Planning & Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9367

london.ca/planapps

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

Councillor John Fyfe-Millar

jfmillar@london.ca

519-661-CITY (2489) ext. 5095

**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: May 5, 2022

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Business District Commercial Special Provision (BDC(1)) Zone **TO** Business District Commercial Special Provision Bonus (BDC(1))*B-() Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Business District Commercial Special Provision BDC(1)

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; Converted dwellings; Day care centres; Dry cleaning and laundry depots; Duplicating shops; Emergency care establishments; Existing dwellings; 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; Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor; Bed and breakfast establishments; Antique store; Police stations; Artisan Workshop; and Craft Brewery.

Special Provisions: Special provision permits BDC uses and reduced lot frontage.

Requested Zoning

Zone: Business District Commercial Special Provision Bonus (BDC(1))* B-() Zone

Permitted Uses: Same as above.

Special Provisions: Special Provisions for the bonus zone include the existing buildings with frontage along Richmond Street with existing ground floor commercial space consisting of 180m² and existing two 2-bedroom residential units on the second floor; and for the new building a maximum ground floor area of 731m²; a minimum front yard, a minimum side yard, and a minimum rear yard setback of 0m; 57 residential units; a maximum density of 519 units per hectare; a maximum height of 8-storeys(28m); total ground floor commercial space consisting of 270m²; a maximum lot coverage of 100%; a minimum of 6 parking spaces; pedestrian and vehicular access fronting onto Central Ave; private amenity rooms and secure bicycle storage; and a loading area within the building.

Bonus Zone: The proposed bonus zone would permit these special provisions in return for eligible facilities, services, and matters, specifically affordable housing outlined in Section 19.4.4 of the 1989 Official Plan and policies 1638_ to 1655_ of The London Plan. The City is also considering adding special provisions in the zoning to implement the urban design requirements and adding holding provisions for the following: urban design, archaeological and public site plan.

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 Main Street Commercial Corridor in the 1989 Official Plan, which include residential units created through the development of mixed-use buildings.

The subject lands are in the Rapid Transit Corridor Place Type in The London Plan, permitting a range of mixed-uses including residential.

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 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 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/contact/local-planning-appeal-tribunal/>.

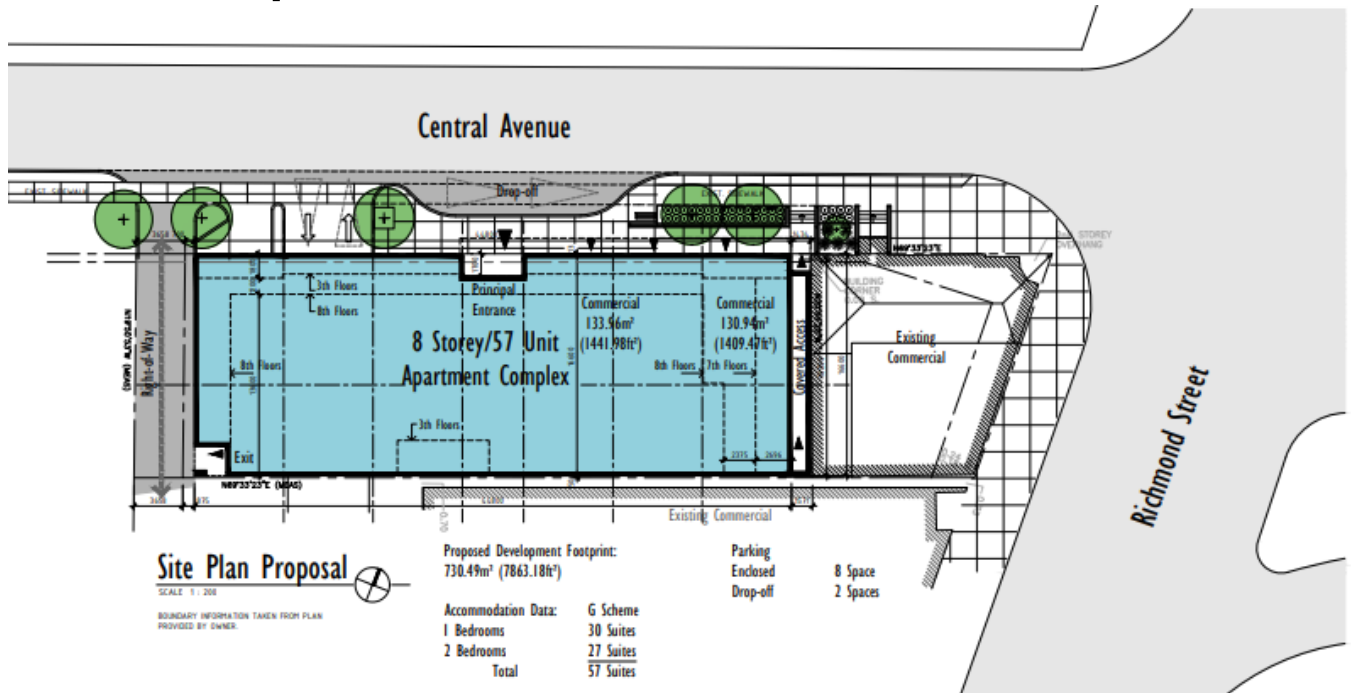
Notice of Collection of Personal Information

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 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 developmentsservices@london.ca for more information.

Site Concept



Site Concept Plan

Building Renderings



Conceptual Renderings (Front)



Conceptual Renderings (Looking from Richmond)

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