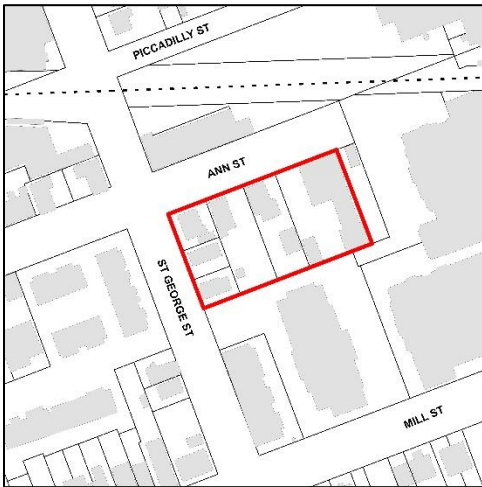




PUBLIC MEETING & REVISED APPLICATION NOTICE

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:

- 23 storey apartment building (84m) with 216 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 97%, height (84m) and density of 603 units per hectare.

YOU ARE INVITED!

Further to the notices sent on October 10, 2019, February 10, 2020, October 7, 2020, and April 1, 2022 you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, June 20, 2022, no earlier than 5:00 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

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

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: June 1, 2022

Application Details

Commonly Used Planning Terms are available at 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 603uph 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 23 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.

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/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 23 storeys (84 metres) where the height is to be determined on the zone map; to permit a maximum density of 603 units per hectare, whereas 250 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: 603 units per hectare (216 units)

Height: 84 metres (23 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 23 storeys (84m) and density of 603uph, and is proposed based on the provision of affordable housing.

The City may also consider the use of holding provisions for the purpose of assessing hydrogeological conditions, heritage preservation 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
- 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.

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/>.

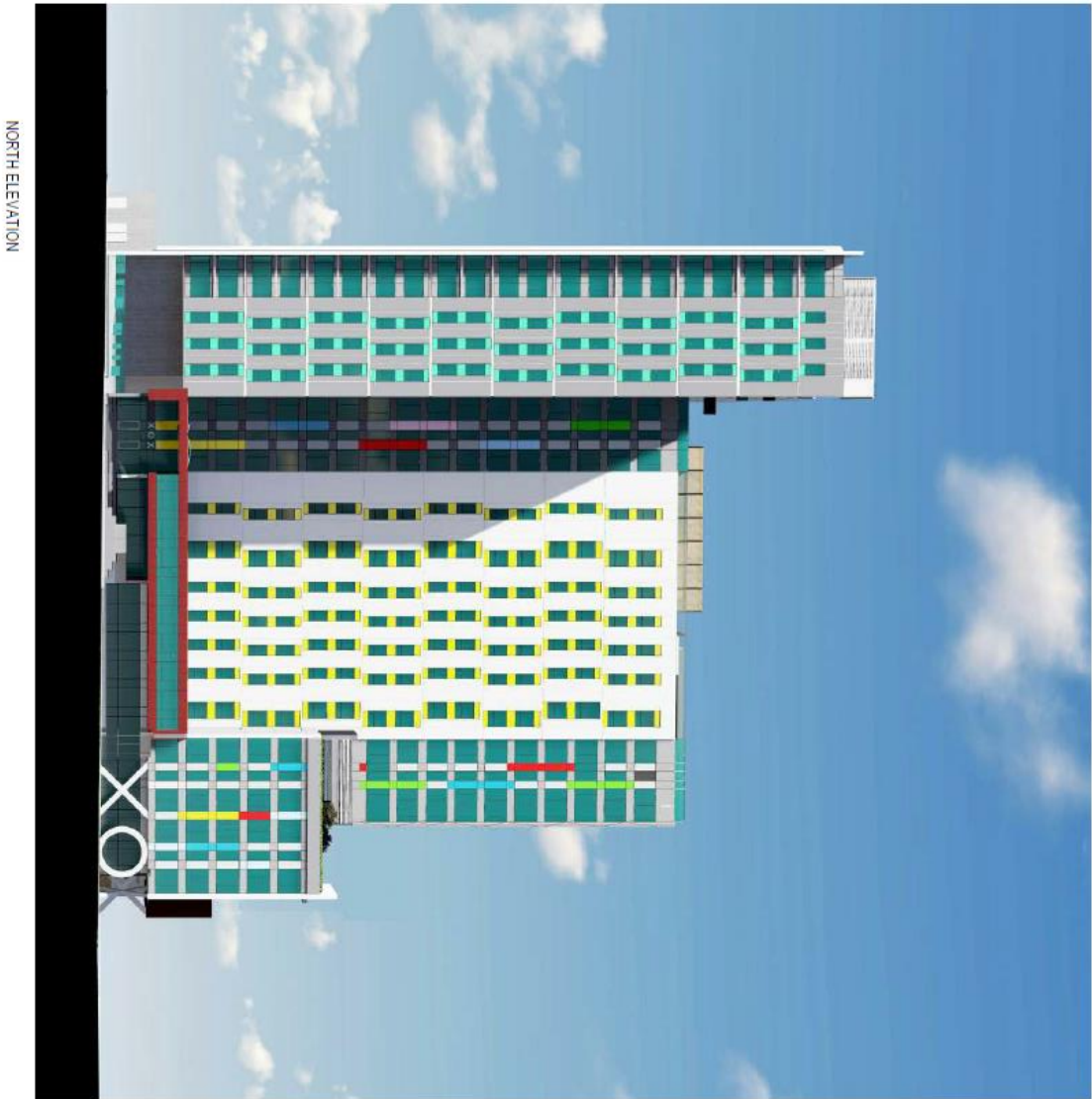
Notice of Collection of Personal Information

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

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 plandev@london.ca by June 13, 2022 to request any of these services.

Building Renderings



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

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