



NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

568 Second Street (at Oxford Street East)



File: Z-9522

Applicant: Parkit Enterprises Inc.

What is Proposed?

Zoning amendment to allow:

- Two, 12 storey apartment buildings at a density of 314 units per hectare
- 438 apartment units
- 219 parking spaces
- Special provisions to allow a reduced parking rate of 0.5 parking spaces per unit, a west interior side yard of 5 metres and allow a self storage establishment in a portion of the existing building temporarily until the second tower is built.
- Bonusing for additional density and height has been requested in return for affordable housing, transit-orientated facilities and exceptional site and building design.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 22, 2022**

Chuck Parker – Senior Planner

cparker@london.ca

519-661-CITY (2489) ext. 4648

Planning and Development, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9522

london.ca/planapps

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

Mo Mohamed Salih

msalih@london.ca

519-661-CITY (2489) ext. 4003

**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 22, 2022

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Light Industrial (LI) Zone to a Residential R9 Special Provision Bonus (R9-7() 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: Light Industrial (LI1) Zone

Permitted Uses: a wide range of light industrial uses with minimal impacts including manufacturing and assembly industries, warehouses, service trades, laboratories, pharmaceutical and medical products industries and research and development establishments.

Height: 50 metres

Requested Zoning

Zone: Residential R9 Special Provision Bonus (R9-7() B-()) Zone

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

Special Provisions: reduced parking rate of 0.5 parking spaces per unit, a west interior side yard of 5 metres for building "A" and allow a self-storage establishment in a portion of the existing building temporarily until the second tower is built.

Residential Density: 314 units per hectare

Height: 38.4 metres (approximately 12 storeys)

Bonus Zone: requested to go from 150 units per hectare to 314 units per hectare, exceeding the 25% increase allowed by the 1989 Official Plan policies, in return for affordable housing, transit-orientated facilities and exceptional site and building design.

The City may also consider the use of holding provisions, additional special provisions, etc. following the review of this application.

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 Light Industrial in the 1989 Official Plan, which permits industrial uses which are likely to have a minimal impact on surrounding uses as the main uses.

The subject lands are in the Rapid Transit Corridor Place Type in The London Plan, permitting a wide range of uses in mixed use buildings at higher intensities than normal. Maximum heights of buildings can range from 2 storeys to 16 storeys (near a Rapid Transit Station) depending on location.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change 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 Community Information Meeting

A community information meeting may be held in your neighbourhood to present this proposal and obtain input from interested members of the public. The meeting is arranged at the applicants/developers discretion but is usually held in advance of the Future Public Meeting described below. You will receive a separate notice inviting you to this meeting. The Community Information Meeting is not the public meeting required by the Planning Act and attendance at this meeting does not create a right to appeal the decision of Council to the Ontario Land Tribunal.

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 Clerk 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 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

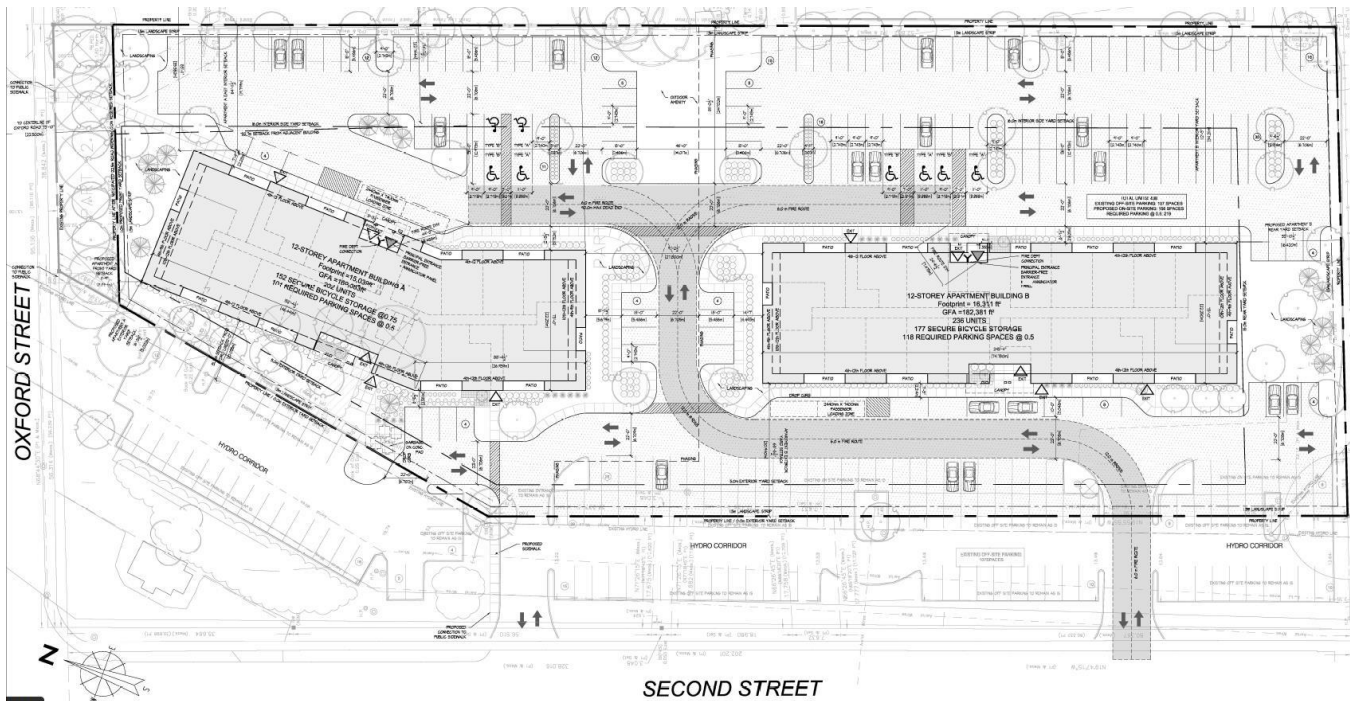
Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Site Concept



View from corner of Oxford Street East and Second Street looking south-east

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



Conceptual Site Plan

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