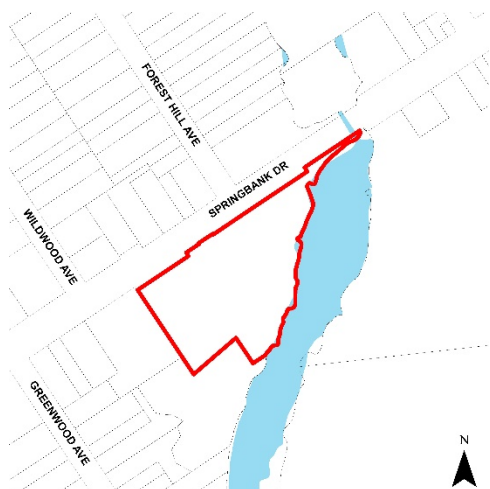




NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

250-270 Springbank Drive



File: Z-9310

Applicant: Knutson Development Consultants Inc.

What is Proposed?

Zoning amendment:

- to continue to permit the two tower residential development with modifications to the form;
- to the existing Bonus Zone to allow for affordable housing and an open space area;
- to permit a height of 51.0m; and
- to add a special provision to permit an overall lot coverage of 29% maximum

LEARN MORE & PROVIDE INPUT

Please provide any comments by **March 12, 2021**

Alanna Riley

ariley@london.ca

519-661-CITY (2489) ext. 4579

Development Services, City of London

300 Dufferin Avenue, 6th Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9310

london.ca/planapps

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

Stephen Turner

sturner@london.ca

519-661-CITY (2489) ext. 4011

**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: February 19, 2021

Application Details

Requested Zoning By-law Amendment

Possible change to Zoning By-law Z.-1 **FROM** a Holding Residential R9 Bonus and Office Residential OR4 (h.R9-7.H42.B(49) and OR4(2)) Zone **TO** a Holding Residential R9 Special Provision Bonus (h.R9-7.H51.B() Zone and an Open space 4 (OS4) Zone. The amendment would continue to permit the two tower residential development with modifications to the form to include the removal of the commercial and LEED certification elements. It should be noted the owner will not be seeking LEED accreditation, however, the development is still proposed to still achieve most of the benefits of LEED. 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: Holding Residential R9 Bonus and Office Residential OR4 (h.R9-7.H42.B(49) and OR4(2)) Zone

Permitted Uses: Residential R9 (R9-7) Zone - apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; and continuum-of-care facilities. Office Residential OR4(2) Special Provision Zone - stand-alone non-residential uses are prohibited; commercial uses restricted to the first floor of an office-apartment building; office uses restricted to the first, second and third floors of an office-apartment building. Bonus Zone Requirements - commercial podium and associated green roof, and LEED certification

Special Provision(s): lot coverage – 28%

Residential Density: 306 units per hectare

Height: 42.0 metres

Requested Zoning

Zone: Holding Residential R9 Special Provision Bonus (h.R9-7.H51.B() Zone and an Open space 4 (OS4) Zone

Permitted Uses: Residential R9 (R9-7) Zone - apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; and continuum-of-care facilities. Open Space (OS4) Zone - conservation lands; conservation works; golf courses without structures; private parks without structures; public parks without structures; recreational golf courses without structures; cultivation or use of land for agricultural/horticultural purposes; and sports fields without structures. Bonus Zone Requirements– affordable housing and open space

Special Provision(s): lot coverage – 29%

Residential Density: 306 units per hectare

Height: 51.0 metres

The City may also consider additional special provisions to establish an appropriate development intensity or building envelope.

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 High Density Residential in the 1989 Official Plan, which permits apartment buildings as the main use with site-specific provisions under section 3.5 for max height and density.

The subject lands are in the Urban Corridor and Green Space Place Types in The London Plan, permitting residential, retail, service, office, cultural, recreational and institutional 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 Development Services 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, Development Services 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 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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal 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 Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility

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

Building Renderings



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