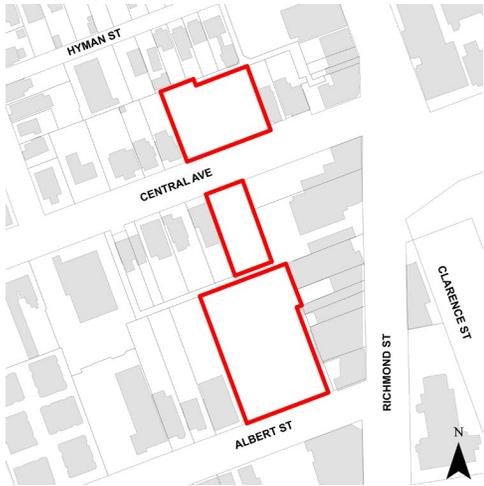


## Zoning By-Law Amendment

### 192-196 Central Ave, 193-197 Central Ave, & 200 Albert St



**File: TZ-9316**

**Applicant: Farhi Holdings Corporation**

#### What is Proposed?

Zoning amendment to allow:

- The continued use of the existing surface commercial parking lots for an additional three (3) years through an extension of the Temporary (T-70) Zone



## YOU ARE INVITED!

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Further to the Notice of Application you received on March 3, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, May 10, 2021, no earlier than 4:00 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue, 3rd Floor (See insert)

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For more information contact:

Catherine Maton  
cmaton@london.ca  
519-661-CITY (2489) ext. 5074  
Development Services, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: TZ-9316

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

To speak to your Ward Councillor:

Councillor Arielle Kayabaga  
akayabaga@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.**

# Application Details

## Requested Zoning By-law Amendment

To change the zoning by amending the temporary use provisions of the existing Residential R10/Office Residential/Temporary (R10-4\*H26/OR5\*D303\*H26/T-70) Zone at 192-196 Central Avenue, Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office/Temporary (h-5\*R3-1/R4-1/R8-4/OC7/RO3/T-70) Zone at 193-197 Central Avenue, and Residential R10/Office Conversion/Temporary (R10-3\*H24/OC7/T-70) Zone at 200 Albert Street Zone to allow the continued use of the existing temporary surface commercial parking lots for an additional three (3) years. Changes to the currently permitted land uses and development regulations are summarized below. The Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning – 192-196 Central Avenue

**Zone:** Residential R10/Office Residential/Temporary (R10-4\*H26/OR5\*D303\*H26/T-70) Zone

**Permitted Uses:** Apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; continuum-of-care facilities; office apartment buildings; group home type 2; offices; medical/dental offices; business service establishments; day care centres; emergency care establishments; personal service establishments; restaurants, eat-in; retail stores; studios

**Special Provision(s):** None

**Residential Density:** 303 units per hectare

**Height:** 26 metres

**Temporary Zone:** T-70 allows for the use of a surface commercial parking lot expiring on October 30, 2020

### Current Zoning – 193-197 Central Avenue

**Zone:** Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office/Temporary (h-5\*R3-1/R4-1/R8-4/OC7/RO3/T-70) Zone

**Permitted Uses:** Single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; converted dwellings; fourplex dwellings; street townhouse dwellings; apartment buildings; handicapped person's apartment buildings; lodging house class 2; stacked townhousing; senior citizen apartment buildings; emergency care establishments; continuum-of-care facilities; business service establishments; dwelling units; medical/dental offices; offices; personal service establishments; restaurants, eat-in; studios; financial institutions; day care centres; retail stores

**Special Provision(s):** None

**Temporary Zone:** T-70 allows for the use of a surface commercial parking lot expiring on October 30, 2020

### Current Zoning – 200 Albert Street

**Zone:** Residential R10/Office Conversion/Temporary (R10-3\*H24/OC7/T-70) Zone

**Permitted Uses:** Apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; continuum-of-care facilities; business service establishments; dwelling units; medical/dental offices; offices; personal service establishments; restaurants, eat-in; studios; financial institutions

**Special Provision(s):** None

**Height:** 24 metres

**Temporary Zone:** T-70 allows for the use of a surface commercial parking lot expiring on October 30, 2020

### Requested Zoning

**Zone:** Residential R10/Office Residential/Temporary (R10-4\*H26/OR5\*D303\*H26/T-70) Zone at 192-196 Central Avenue, Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office/Temporary (h-5\*R3-1/R4-1/R8-4/OC7/RO3/T-70) Zone at 193-197 Central Avenue, and Residential R10/Office Conversion/Temporary (R10-3\*H24/OC7/T-70) Zone at 200 Albert Street

**Permitted Uses:** No changes to the range of permitted uses are proposed

**Special Provision(s):** None

**Residential Density:** No changes to the existing density permissions are proposed

**Height:** No changes to the existing height permissions are proposed

**Temporary Zone:** T-70 request for an extension to allow continued use of the existing surface commercial parking lots for an additional three (3) years

### 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 a broad range of low 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.

192-196 Central Avenue and 193-197 Central Avenue are in the Neighbourhoods Place Type in The London Plan, permitting a range of residential uses from single detached dwellings to fourplexes, stacked townhouses and low-rise apartments, home occupations, group homes, and small-scale community facilities. 200 Albert Street is in the Rapid Transit Corridor Place Type in The London Plan, permitting a range of residential, retail, service, office, cultural, recreation 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 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.

Alternative formats to in-person attendance are 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 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 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/>.

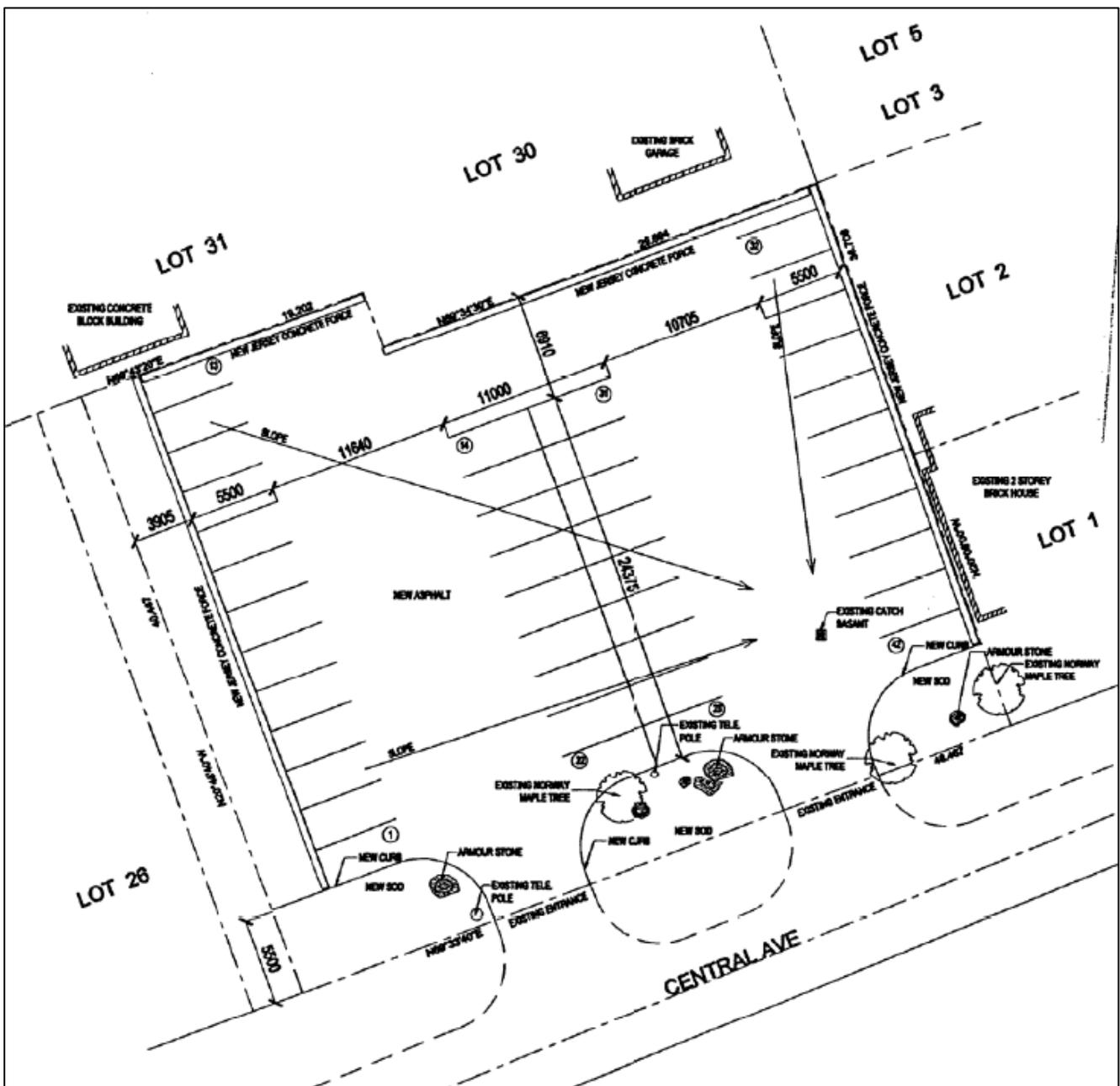
## Notice of Collection of Personal Information

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.

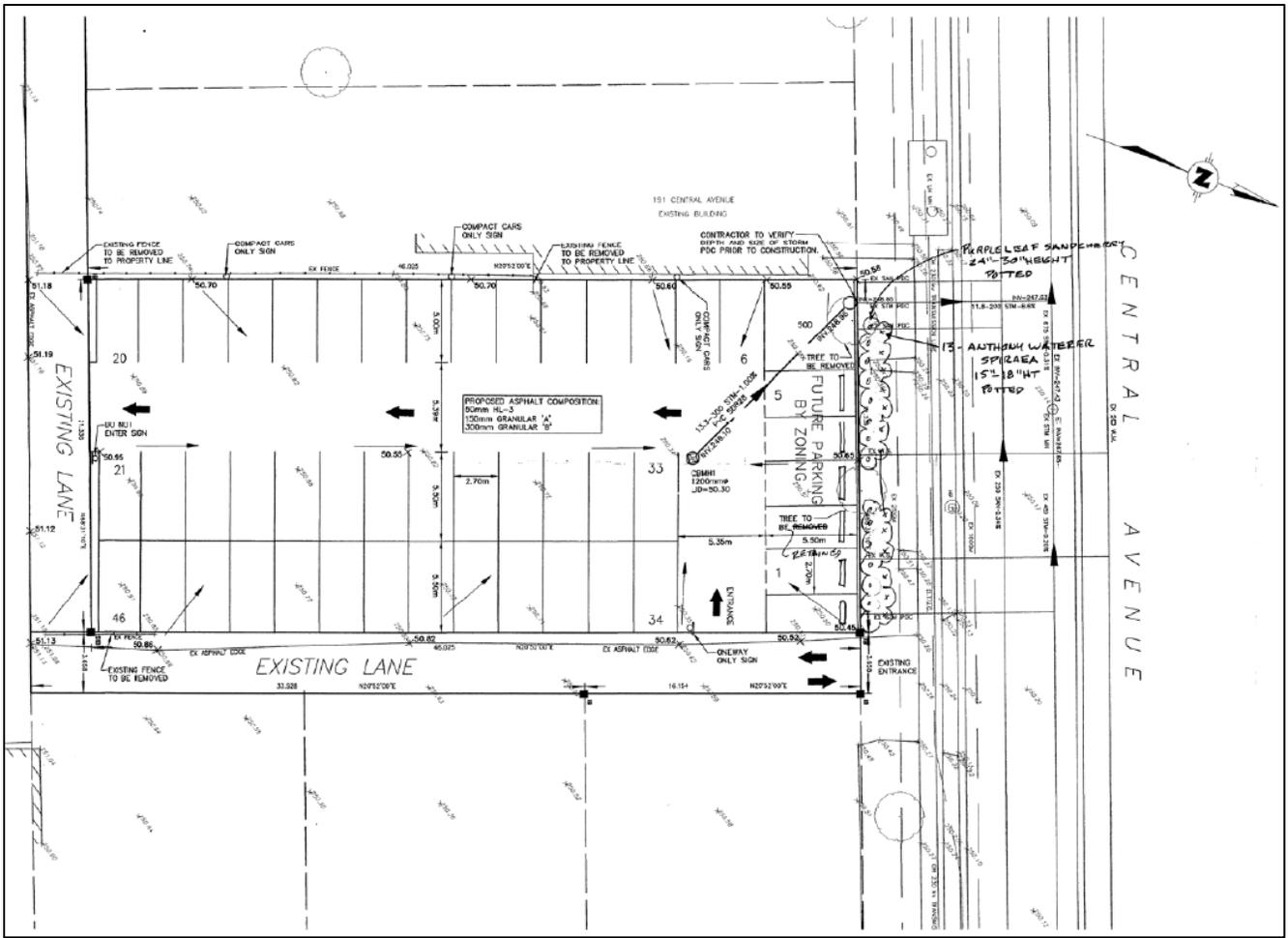
## Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact [developmentservices@london.ca](mailto:developmentservices@london.ca) for more information.

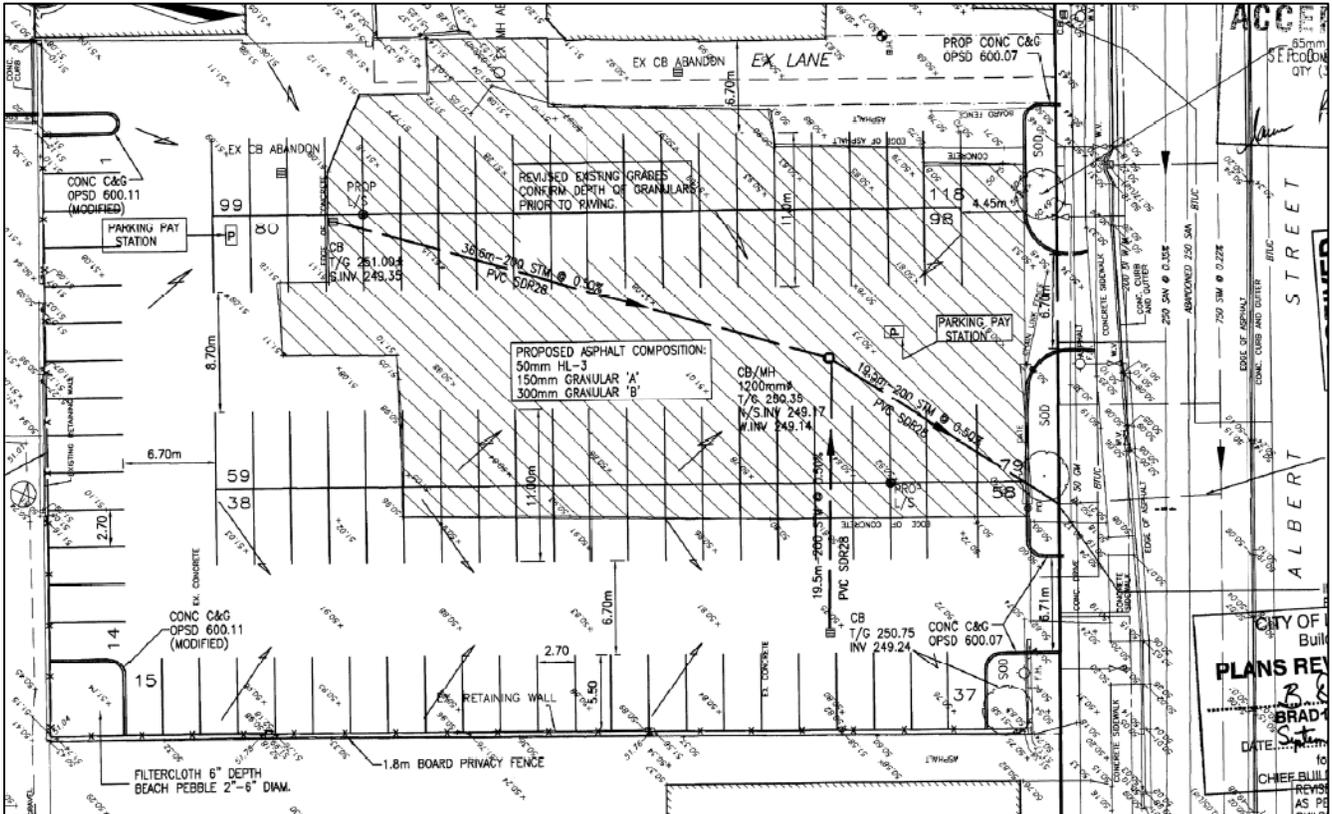
## Site Concept



Site Concept Plan – 192-196 Central Avenue



Site Concept Plan – 193-197 Central Avenue



Site Concept Plan – 200 Albert Street

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. 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.
  - When pre-registering, members of the public will be advised which meeting room to attend on the second floor of 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.
- Members of the public should convene in the assigned seating, in the appropriate meeting room for the PPM as noted in the pre-registration.
- Each committee room will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee, 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.