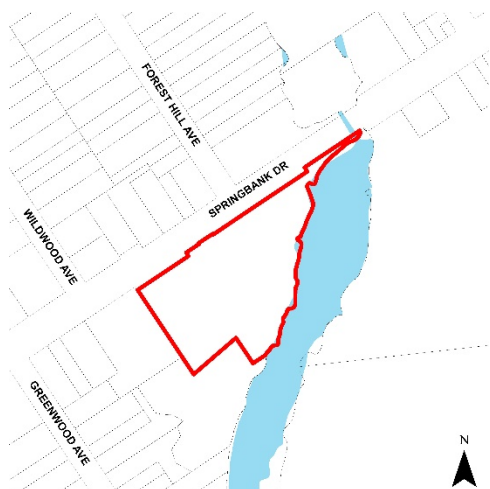




PUBLIC MEETING NOTICE

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

YOU ARE INVITED!

Further to the Notices of Application you received, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, July 26, 2021, no earlier than 4:00 p.m.

Meeting Location: During the COVID-19 emergency, the Planning and Environment Committee meetings are virtual meetings, hosted in City Hall, Council Chambers (See insert)

For more information contact:

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

To speak to 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: July 8, 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 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](https://neighbourgood.ca) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

Attendance is 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. 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/appeals-process/forms/>.

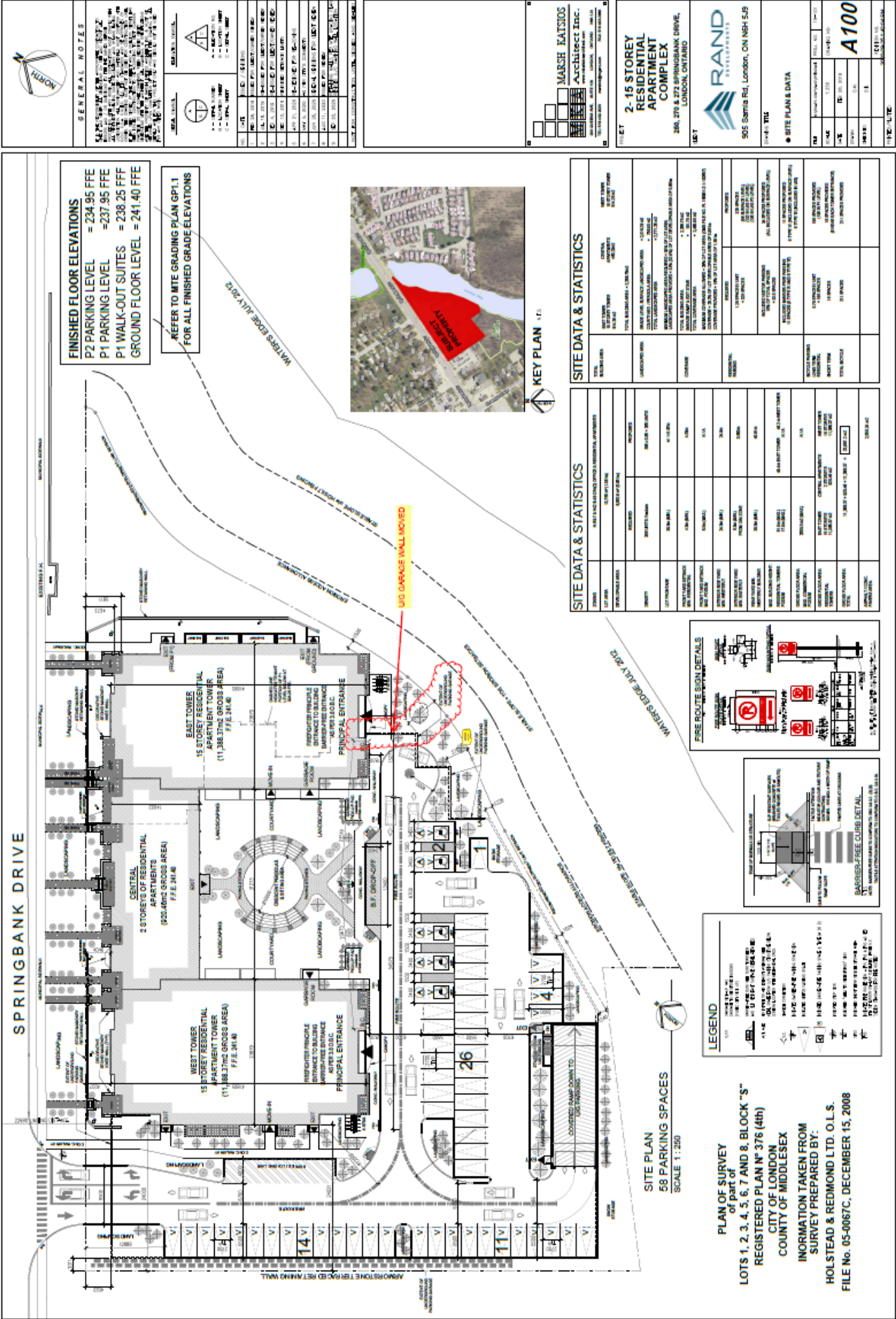
Notice of Collection of Personal Information

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 Cathy Saunders, City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility

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

Site Concept



Building Renderings



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 Public Participation Meeting process has been modified to protect the health and well-being of members of the public and City employees during the pandemic. City Hall is currently closed to in-person meeting participation.

Anyone wishing to speak at a Public Participation Meeting can do so virtually, using Zoom online or by phone. Pre-registration is required.

- Members of the public are required to pre-register to speak at the public participation meeting. To register this must be requested no later than 9:00 a.m. the day of the meeting. Speakers will be limited to five minutes of verbal presentation.
- Registered speakers will be given the information to connect to the Zoom meeting and will also be able to present by phone.
- Pre-register by calling **519-661-2489 ext. 7100** or by **emailing PPMClerks@london.ca**. Please indicate the meeting and item when contacting the Clerk's Office. Directions on how to participate will be provided upon registration.
- Members of the public can also participate by submitting written communications to the committee or to Members of Council prior to the meeting.

Pre-registration is only required for those wishing to speak at a Public Participation Meeting.

¹ 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.