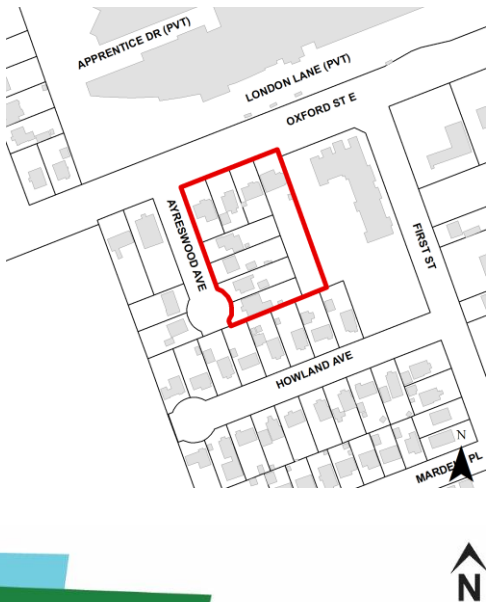




NOTICE OF REVISED PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

1453-1459 Oxford Street East & 648-656 Ayreswood Avenue



File: OZ-9269

Applicant: Red Maple Properties

What is Proposed?

Official Plan and Zoning amendments to allow:

- A 24-storey mixed-use building containing 259 residential units and 500 sq.m of commercial gross floor area;
- A maximum density of 390 units per hectare;
- A building height of 77m;
- Additional special provisions for front yard depth, exterior side yard depth, interior side yard depth, rear yard depth, landscaped open space, lot coverage, parking, and accessible parking.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 1, 2021**

Catherine Maton

cmaton@london.ca

519-661-CITY (2489) ext. 5074

Planning & Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: OZ-9269

london.ca/planapps

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

Councillor 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: October 20, 2021

Application Details

Requested Amendment to the 1989 Official Plan

To change the designation of the property from Low Density Residential to Multi-Family, High Density Residential to permit a high density apartment building.

Requested Amendment to The London Plan (New Official Plan)

To add a specific policy to the Rapid Transit Corridor Place Type to permit a maximum intensity of 24-storeys with Type 2 Bonus Zoning.

Requested Zoning By-law Amendment

To change the zoning from a Residential R1 (R1-6) Zone and Residential R1/Office Conversion (R1-6/OC4) Zone to a Residential R9 Bonus/Neighbourhood Shopping Area (R9-7*B-_*H77/NSA3) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

Both Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Residential R1 (R1-6) Zone and Residential R1/Office Conversion (R1-6/OC4) Zone

Permitted Uses: Single detached dwelling; dwelling units; offices in existing buildings.

Special Provisions: None.

Requested Zoning

Zone: Residential R9 Bonus/Neighbourhood Shopping Area (R9-7*B-_*H77/NSA3) Zone

Permitted Uses: Apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; continuum-of-care facilities; bake shops; catalogue stores; clinics; convenience service establishments; day care centres; duplicating shops; financial institutions; food stores; libraries; medical/dental offices; offices; personal service establishments; restaurants; retail stores; service and repair establishments; studios; video rental establishments; brewing on premise establishment; and an apartment with any or all of the other permitted uses on the first and/or second floor.

Bonus Zone: A reduced minimum front yard depth of 1.9m to the podium (Floors 1-4), whereas 10m is required; a reduced minimum front yard depth of 5.2m to the tower (Floors 5-24), whereas 16m is required; a reduced minimum exterior side yard depth of 7.7m (Floors 1-4), whereas 8m is required; a reduced minimum exterior side yard depth of 11m (Floors 18-24), whereas 13.4m is required; a reduced minimum exterior side yard depth to stairs leading to underground parking of 5m, whereas a minimum of 6m is required; a reduced minimum interior side yard depth of 1.7m (Floors 1-4), whereas 6m is required; a reduced minimum interior side yard depth of 4.3m (Floors 5-14), whereas 18m is required; a reduced minimum interior side yard depth of 26.7m (Floors 15-24), whereas 31m is required; a reduced minimum interior side yard depth to stairs leading to underground parking of 0.2m, whereas a minimum of 4.5m is required; a reduced minimum rear yard depth of 41.4m (Floor 14), whereas 43.5m is required; a reduced minimum rear yard depth of 54.1m (Floors 18-24), whereas 77m is required; a reduced minimum rear yard depth to stairs leading to underground parking of 3.1m, whereas a minimum of 6m is required; a reduced landscape open space of 27.9%, whereas a minimum of 30% is required; an increased maximum lot coverage of 33.8%, whereas a maximum of 30% is permitted; reduced minimum parking of 283 spaces for all uses, whereas 365 spaces are required; reduced minimum accessible parking of 4 spaces, whereas 10 spaces are required; a maximum building height of 77 metres; and an increased maximum density of 390 units per hectare, whereas 150 units per hectare is the maximum, in return for eligible facilities, services, and matters outlined in Section 19.4.4 of the 1989 Official Plan and policies 1638_ to 1655_ of The London Plan.

The City may also consider additional special provisions or the use of holding provisions.

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 Low Density Residential in the Official Plan, which permits low density residential uses as the main uses.

The subject lands are in the Rapid Transit Corridor Place Type and Neighbourhoods Place Type in *The London Plan*. The Rapid Transit Corridor Place Type permits a range of residential, retail, service, office, cultural, recreational, and institutional uses. The Neighbourhoods Place Type permits a range of low-rise residential 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 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 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 official plan amendment and 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

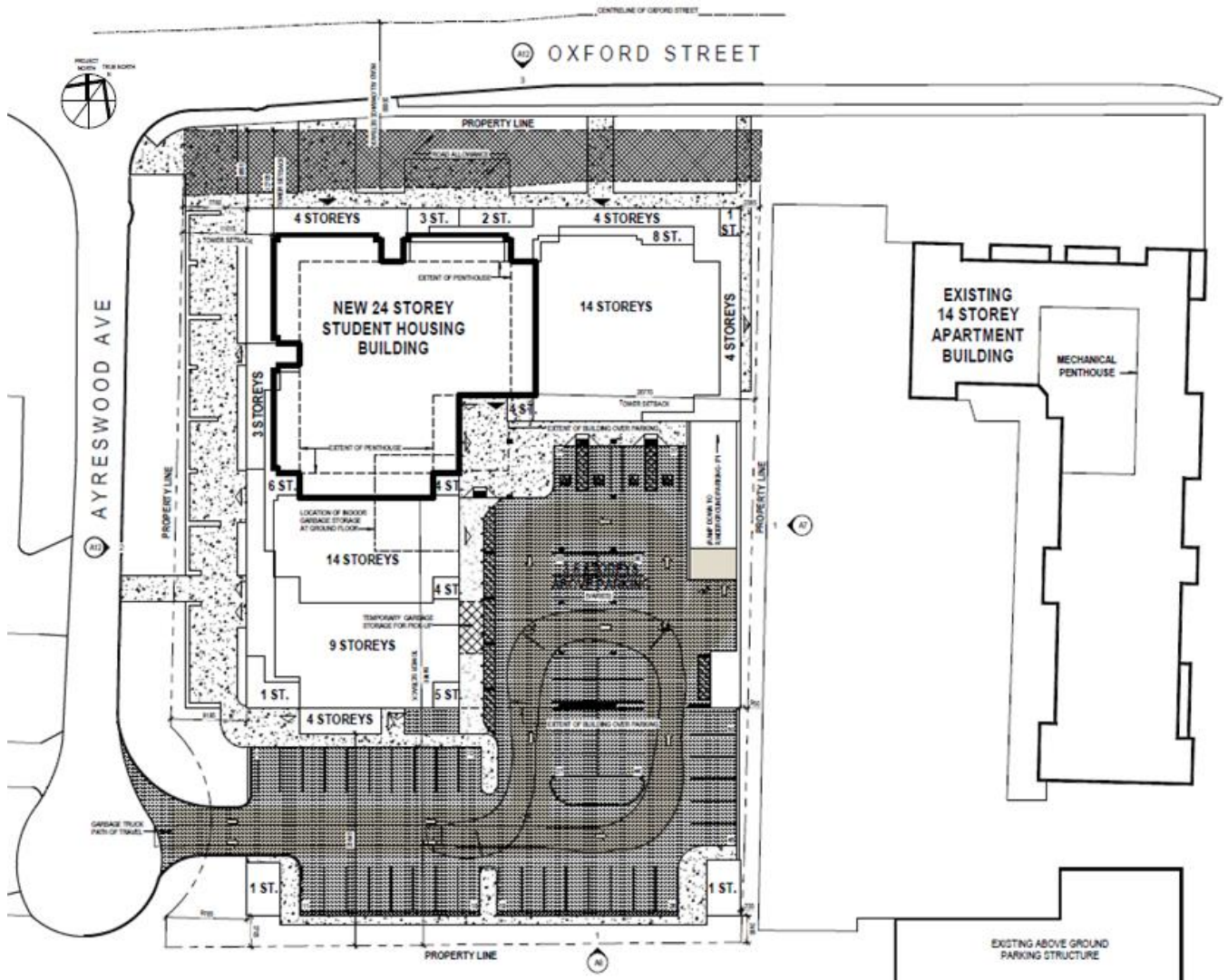
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001,

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



Revised Site Concept Plan

Building Rendering



Revised Building Rendering (aerial view)

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