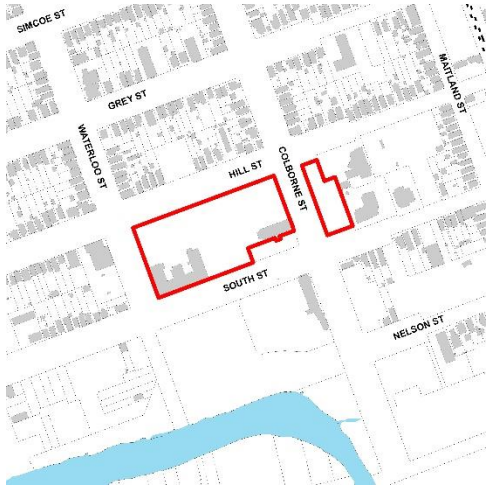




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

370 South Street & 124 Colborne Street



File: OZ-9418

Applicant: Vision SoHo Alliance c/o Indwell (Attention Sylvia Harris)

What is Proposed?

Official Plan and Zoning amendments to allow:

- To permit apartment buildings of 5-storeys or less along Hill Street through an amendment to the Old Victoria Hospital Lands Secondary Plans;
- To permit apartment buildings of 6 and 11 storeys along South and at the northwest corner of Colborne and South respectively.
- To construct the development as proposed through a vacant land condominium;
- To adjust the size and location of existing zones; and,
- Special provisions associated with the request and detailed below.

LEARN MORE & PROVIDE INPUT

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

Planner Name: Leif Maitland

Planner's Email: lmaitlan@london.ca

519-661-CITY (2489) ext. 1517

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

File: OZ-9418

london.ca/planapps

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

Ward Councillor Name: Arielle Kayabaga

Councillor's Email: akayabaga@london.ca

519-661-CITY (2489) ext. 4013

Date of Notice: October 6, 2021

Application Details

Requested Amendment to the 1989 Official Plan

The application seeks relief from specific regulations specifically related to the establishment of a vacant land condominium, specifically:

1. Notwithstanding Section 19.15.4(iii) in the 1989 City of London Official Plan, permit a vacant land condominium that results in units above or below any other unit.
2. Notwithstanding Section 19.15.4(iv) in the 1989 City of London Official Plan, permit multiple units within one dwelling/building.
3. Notwithstanding Section 19.15.4(v) in the 1989 City of London Official Plan, permit structures to cross unit boundaries at or after registration of the vacant land condominium.

Requested Amendment to The London Plan (New Official Plan)

The application seeks relief from specific regulations specifically related to the establishment of a vacant land condominium, specifically:

1. Notwithstanding Policy 1709(3) of The London Plan, permit a vacant land condominium that results in units above or below any other unit.
2. Notwithstanding Policy 1709(4) of The London Plan, permit multiple units within one dwelling/building.
3. Notwithstanding Policy 1709(5) of The London Plan, permit structures to cross unit boundaries at or after registration of the vacant land condominium.

The application seeks amendments to the Old Victoria Hospital Lands Secondary Plan to redesignate the north portion of the subject lands currently designated Low Rise Residential and amendments to the Four Corners Designation, specifically:

1. Notwithstanding "Schedule 2: Character Area Land Use Designation Plan" in the Old Victoria Hospital Lands Secondary Plan, re-designate all subject lands currently identified as "*Low Rise Residential*" to "*Mid-Rise Residential*" with a special policy to permit a maximum height of 5-storeys for all apartment buildings fronting onto Hill Street and a special policy to permit a minimum height of 2-storeys all existing buildings fronting onto South Street.
2. Notwithstanding Section 20.6.4.1 (iii) in the Old Victoria Hospital Lands Secondary Plan, residential uses are permitted on the ground floor *in the "Four Corners"* land use designation, and relatedly, non-residential uses are not required on the ground floor.
3. Notwithstanding Section 20.6.4.1 (iv) in the Old Victoria Hospital Lands Secondary Plan, building floorplates are not required to be designed to accommodate non-residential uses at-grade, nor is the height of the ground floor required to be greater than the height of any upper storey *in the "Four Corners"* land use designation.
4. Notwithstanding Section 20.6.4.1 (iv) in the Old Victoria Hospital Lands Secondary Plan, direct vehicle access from South Street is permitted for Parcel '1' *in the "Four Corners"* land use designation.

Requested Zoning By-law Amendment

The lands are zoned Holding Residential R8 Special Provision (h*h-5* R8-4(56) Zone, Holding Residential R8 Special Provision (h*h-5*R8-4(57)) Zone, Holding Residential R8 Special Provision (h*h-5*R8-4(58)) Zone, and a Holding Residential R4 Special Provision/Residential R8 Special Provision (h*h-5*R4-6(13)/R8-4(59)) Zone. The requested amendment seeks the relocation of the zone boundary between the R8-4(59) and the R8-4(56) and R8-4(57) zones south within the block bounded by Waterloo, Hill, Colborne and South streets. Amendments to the regulations are requested for the R8-4(57), R8-4(58) and R8-4(59) as detail below.

Requested amendment to the R8-4(57) Zone:

1. A parking rate of 0.5 spaces (minimum) per unit for new buildings.
2. Recognize Colborne Street as the front lot line;
3. Interior Side Yard Depth (min.) of 0.0m;
4. Rear Yard Depth (min.) of 2.0m;
5. Landscaped Open Space (min.) of 16.4%; and,
6. Parking rate (min.) of 0.0 spaces per sq.m. for non-residential uses at-grade.
7. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an

additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,

8. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.

Requested amendment to the R8-4(58) Zone:

1. Recognize South Street as the front lot line.
2. A parking rate of 0.5 spaces (minimum) per unit for new buildings.
3. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,
4. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.

Requested amendment to the R8-4(59) Zone:

1. Add apartment buildings to the list of permitted uses.
2. Recognize Hill Street as the front lot line (for the block bounded by Waterloo, Hill, Colborne and South Streets);
3. Recognize Colborne Street as the front lot line (for the block bounded by Colborne, Hill, Maitland and South Street);
4. A parking rate of 0.5 spaces (minimum) per unit for new buildings.
5. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of at-grade terraces/patios/porches is permitted, with up to an additional 2.0m encroachment into the City of London right-of-way with the appropriate encroachment agreements in place; and,
6. Notwithstanding Section 4.27 of the City of London Z.-1 Zoning By-Law, unlimited encroachment of canopies is permitted.
7. Interior Side Yard Depth (min.) of 0.0m (for the block bounded by Colborne, Hill, Maitland and South Street);
8. Rear Yard Depth (min.) of 2.0m (for the block bounded by Colborne, Hill, Maitland and South Street);
9. Landscaped Open Space (min.) of 17.3%; and (for the block bounded by Colborne, Hill, Maitland and South Street).

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

The City may also consider additional or amended special provisions as required to support the 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 Multi Family High Density Residential in the 1989 Official Plan, which permits low-rise and high-rise apartment buildings; apartment hotels; multiple-attached dwellings; emergency care facilities; nursing home; rest homes; homes for the aged; and rooming and boarding houses as the main uses.

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting townhouses and apartment buildings with commercial as specified through the Old Victoria Hospital Lands Secondary Plan.

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/>.

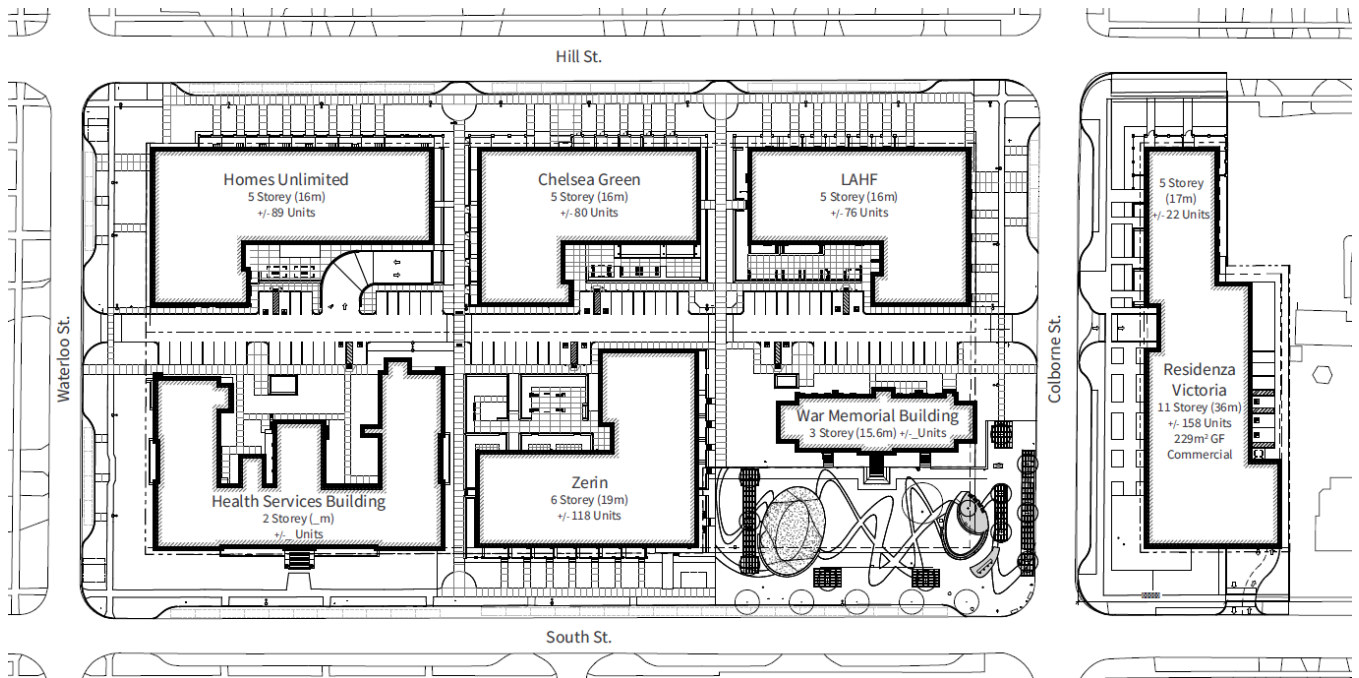
Notice of Collection of Personal Information

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



Rendering (Looking Southwest)



Rendering (Looking Northeast)



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