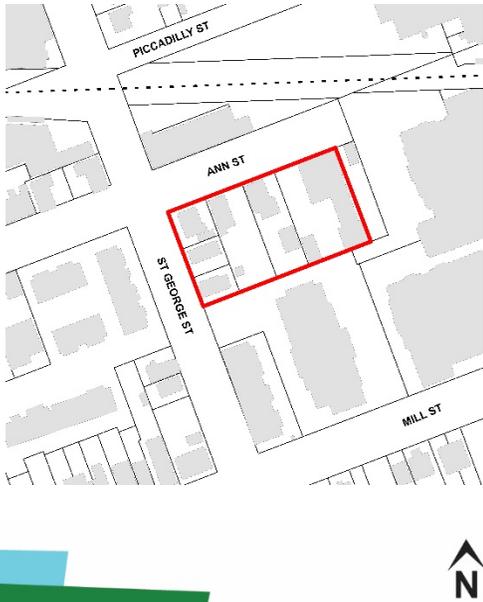




NOTICE OF PLANNING APPLICATION

Official Plan and Zoning By-law Amendments

84 – 86 St. George Street and 175 – 197 Ann Street



File: OZ-9127

Applicant: St. George and Ann Block Limited

What is Proposed?

Official Plan and Zoning amendments to allow:

- 28 storey apartment building with 274 residential units, commercial uses on the main floor, and underground parking
- Building height steps down toward St. George Street to 26 and 12 storeys
- Includes such commercial uses as retail, personal service, administration offices and restaurants
- Special zoning provisions are requested for reduced yard depths, reduced landscaped open space, reduced parking, and increased lot coverage

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 31, 2019**

Barb Debbert

bdebbert@london.ca

519-661-CITY (2489) ext. 5345

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

File: OZ-9127

london.ca/planapps

You may also discuss any concerns you have with your Ward 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.**

Date of Notice: October 10, 2019

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Amendment to the Current Official Plan

To change the designation of the western part of the property from Multi-family, Medium Density Residential to Multi-family, High Density Residential, to identify the site as a permitted location for convenience commercial uses, and to add Specific Area Policy to permit a maximum residential density of 764 units per hectare within the Multi-family, High Density Residential designation for this site.

Requested Amendment to The London Plan (New Official Plan)

To add a Special Area Policy in the Neighbourhoods Place Type for this site to permit a maximum building height of 28 storeys, and to permit a maximum overall floor area of 1,000 square metres for retail, service and office uses within the podium base.

Requested Zoning By-law Amendment

To change the zoning from a Residential R9 (R9-3*H12) Zone to a Residential R10 Special Provision/Convenience Commercial Special Provision (R10-5()*D764*H93/CC4()) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R9 (R9-3*H12)

Permitted Uses: Apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities.

Special Provision(s): n/a

Residential Density: 100 units per hectare

Height: 12 metres

Bonus Zone: n/a

Requested Zoning

Zone: Residential R10 Special Provision/Convenience Commercial Special Provision (R10-5()*D764*H93/CC4())

Permitted Uses: Apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities, convenience service establishments, convenience stores, financial institutions and personal service establishments, all without drive through facilities, and restricted to a location within an apartment building.

Special Provision(s): For the Residential R10 Special Provision (R10-5) Zone, permit a maximum height of 93 metres (28 storeys) where the height is to be determined on the zone map, a maximum density of 764 units per hectare in place of 350 units per hectare, reduced 0 metre yard depths to all property lines, reduced minimum landscaped open space of 0 percent where 20 percent is required, increased maximum lot coverage of 97 percent where 50 percent is permitted, and reduced parking of 209 spaces where 310 spaces are required. For the Commercial (CC4) Zone, add food stores and take-out and eat-in restaurants without drive-through facilities and brewing on premises establishments as permitted uses, restricted to a location within an apartment building, and allowing one commercial use to be limited to a maximum commercial gross floor area of 1,000 square metres where food stores are limited to a maximum of 500 square metres, take-out restaurants are limited to a maximum of 150 square metres and all other permitted uses are limited to a maximum of 300 square metres, and the maximum total commercial gross floor area is 1,000 square metres.

Residential Density: 764 units per hectare (274 units)

Height: 93 metres (28 storeys)

Bonus Zone: none requested (see below)

The City may also consider special provisions in Zoning By-law Z.-1 regulating the height transition of the proposed building, and the use of a less intensive based zone with bonus provisions to allow the requested height and density in return for certain facilities, services or matters.

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, Medium Density Residential and Multi-family High Density Residential in the Official Plan. The Multi-family, Medium Density Residential designation permits multiple-attached dwellings such as row houses or cluster houses, high-rise apartment buildings, rooming and boarding houses, emergency care facilities, converted dwellings and small scale nursing homes, rest homes and

homes for the aged as the main uses. The Multi-family, High Density Residential designation permits low-rise 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.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of single detached, semi-detached, duplex, and converted dwellings, townhouses, secondary suites, home occupations and group homes.

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. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at [london.ca](#).

See More Information

You can review additional information and material about this application by:

- visiting Development Services at 300 Dufferin Ave, 6th floor, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](#).

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. 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 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.

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 by-law is passed, 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 by-law is passed, 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 do so.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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 accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Concept

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Ann Street Student Housing

London Ontario

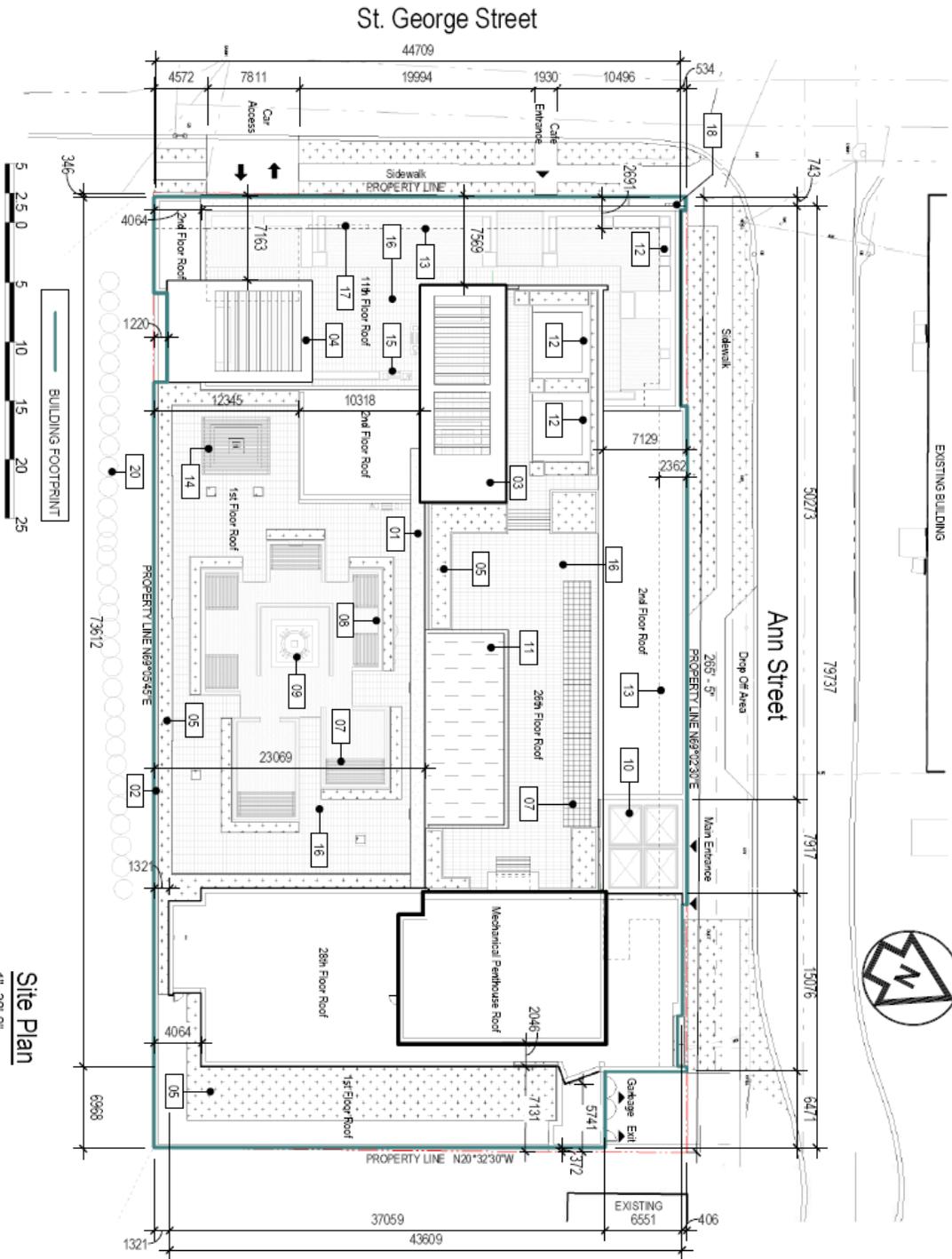
Site Plan

07/08/19

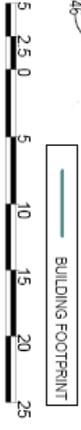
SK02

ARCHITECTURE
Zedd

Scale: As Indicated



Site Plan
1"=30'-0"



Item	Description	Item	Description
01	ROOF OVERHANG	10	SUNLIGHT
02	5'-0" H WALL	11	SWIMMING POOL
03	28TH FLOOR CONCRETE AND METAL CANOPY	12	BUILT-IN SEATING AREA
04	11TH FLOOR CONCRETE AND METAL CANOPY	13	SECOND FLOOR LIFT
05	PLANTER	14	GAZEBO
06	FERRISOLA	15	BBO
07	16' WALL/BENCH	16	FLOORING
08	FOUNTAIN	17	BICYCLE RACKS
09		18	SIGNAGE
		19	EXISTING TREES
		20	

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20	



Key Map

SITE STATISTICS
Address: 175 ANN STREET E - Proposed Zoning: R10(R10-5)

USE	RECID	PROPOSED
Apartment Building	Apartment Building / Restaurant Use	
SITE (LOT) AREA (min)	1000m ²	3,667.57m ²
LOT FRONTAGE (min)	30 m	45.26 m
REAR YARD (min)	37.2m	0 m
FRONT YARD (min)	15 m	0 m
INTERIOR YARD (min)	37.2m	0 m
EXTERIOR YARD (min)	15 m	0 m
LANDSCAPE OPEN SPACE (min)	30%	0% - 1,738sq' (Floor Terraces, Planters & Pool)
LOT COVERAGE (max)	90%	97%
HEIGHT (m)	n/a	**92.4m average grade
OFF-STREET PARKING	310*	209
DENSITY (max.)	350 UNIT/Ha	764 UNIT/Ha
BICYCLE PARKING	0.75 PER UNIT = 206	206 (MIN)

Parking Calculation - 1/ unit (247) plus Restaurant - 1/155sq m (36) = 310 Total
**Tower 1 = 98.66m, Tower 2 = 83.47m, Tower 3 = 92.41m

The above image represents the applicant's proposal as submitted and may change.

Building Renderings

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Scale : 1 : 450
18-032

Ann Street Student Housing

London Ontario

Northwest Perspective View

02713119

SK44

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Northwest Perspective View

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