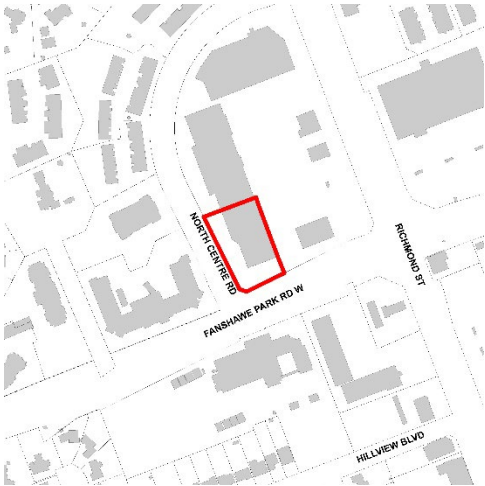




REVISED NOTICE OF APPLICATION AND NOTICE OF PUBLIC MEETING

REVISED Zoning By-Law Amendment

1737 Richmond Street



File: OZ-9470

Applicant: Richmond Hyland Inc. c/o Westdell Development Corporation/ The Corporation of the City of London

What is Proposed?

A revised Zoning amendment to allow:

- A mixed-use (commercial/office and residential) apartment building with a height of 22 storeys and 276 residential units (REVISED), and 2107 square metres of commercial (REVISED)
- 326 parking spaces (REVISED)

YOU ARE INVITED!

Further to the Notice of Application you received on April 1, 2022, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, August 22, 2022, no earlier than 6:00 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Nancy Pasato
npasato@london.ca
519-661-CITY (2489) ext. 7156
Planning & Development, City of London,
300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: OZ-9470

london.ca/planapps

To speak to your Ward Councillor:

Councillor Josh Morgan
jmorgan@london.ca
519-661-CITY (2489) ext. 4007

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 27, 2022

Application Details

***Please note: The original application contained a request to amend the 1989 Official Plan. Since that time the 1989 Official Plan has been rescinded and is no longer in force and effect.**

Requested Zoning By-law Amendment

To change the zoning from an Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(1)) Zone to a Business District Commercial Special Provision Bonus (BDC1()*B-()) 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: Associated Shopping Area Commercial Special Provision (ASA1(5)/ASA2(3)/ASA3(1)) Zones

Permitted Uses: animal hospitals; convenience service establishments; convenience stores; dry cleaning and laundry plants; duplicating shops; financial institutions; restaurants; retail stores; personal service establishments; pharmacies; printing establishments; video rental establishments; brewing on premises establishment; repair and rental establishments; service and repair establishments; studios; clinics; day care centres; laboratories; medical/dental offices; offices, professional; offices, service.

Special Provision(s): prohibited use: grocery store and supermarket; additional permitted use: food store; a maximum Gross Floor Area of 17,950 sq.m (inclusive of patios); a minimum of 550 parking spaces for all uses; in the ASA3 Zone, offices are a permitted use subject to a maximum gross floor area of 4,645 square metres (50,000 square feet) for all office uses and a maximum height of 16 metres (52.5 feet) for office buildings; and the application of the maximum gross floor area requirements of office use shall be to the ASA3(1) Zone and not to the individual properties contained within the zone. Gross floor area shall be allocated in proportion to the lot size as it relates to the total area zoned.

Height: 12 metres, or 16 metres for office buildings (ASA3(1) Zone)

Requested Zoning

Zone: Business District Commercial Special Provision Bonus (BDC1()*B-()) Zone

Permitted Uses: animal hospitals; apartment buildings, with any or all of the other permitted uses on the first floor; bake shops; clinics; commercial recreation establishments; commercial parking structures and/or lots; day care centres; dry cleaning and laundry depots; duplicating shops; emergency care establishments; financial institutions; grocery stores; laboratories; laundromats; libraries; medical/dental offices; offices; personal service establishments; private clubs; restaurants; retail stores; service and repair establishments; studios; video rental establishments; lodging house class 2; cinemas; brewing on premises establishment; food store; animal clinic; convenience store; post office; convenience service establishments; bed and breakfast establishments; antique store; police stations; artisan workshop; craft brewery; hotels; taverns.

Special Provision(s): to permit all of the commercial and office uses on the first and second floor; a maximum height of 80m whereas 12m is the maximum; a maximum density of 571 units per hectare (REVISED); and a reduced minimum parking of 326 spaces (REVISED), whereas 353 parking spaces are required.

Residential Density: a maximum density of 571 units per hectare (REVISED).

Height: a maximum height of 80m (22 storeys) whereas 12m is the maximum.

Bonus Zone: a maximum building height of 22 storeys (80m) and a maximum density of 571 units per hectare (REVISED), 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 proposed facilities, services, and matters to support Bonus Zoning include enhanced urban design, and affordable housing.

The City may also consider the use of holding provisions related to urban design and servicing, and additional special provisions related to setbacks, height, and parking.

Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan, London's long-range planning document. The subject lands are in the Transit Village Place Type in The London Plan, permitting a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational, and other related uses.

The subject lands are also located within the Masonville Secondary Plan (Council-approved, appealed to the Ontario Land Tribunal). The subject lands are located within the Transit Village Mixed Use Area which permits a broad range of retail, commercial, service, cultural, entertainment, recreational and residential uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change 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 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 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 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 Clerk 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 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 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

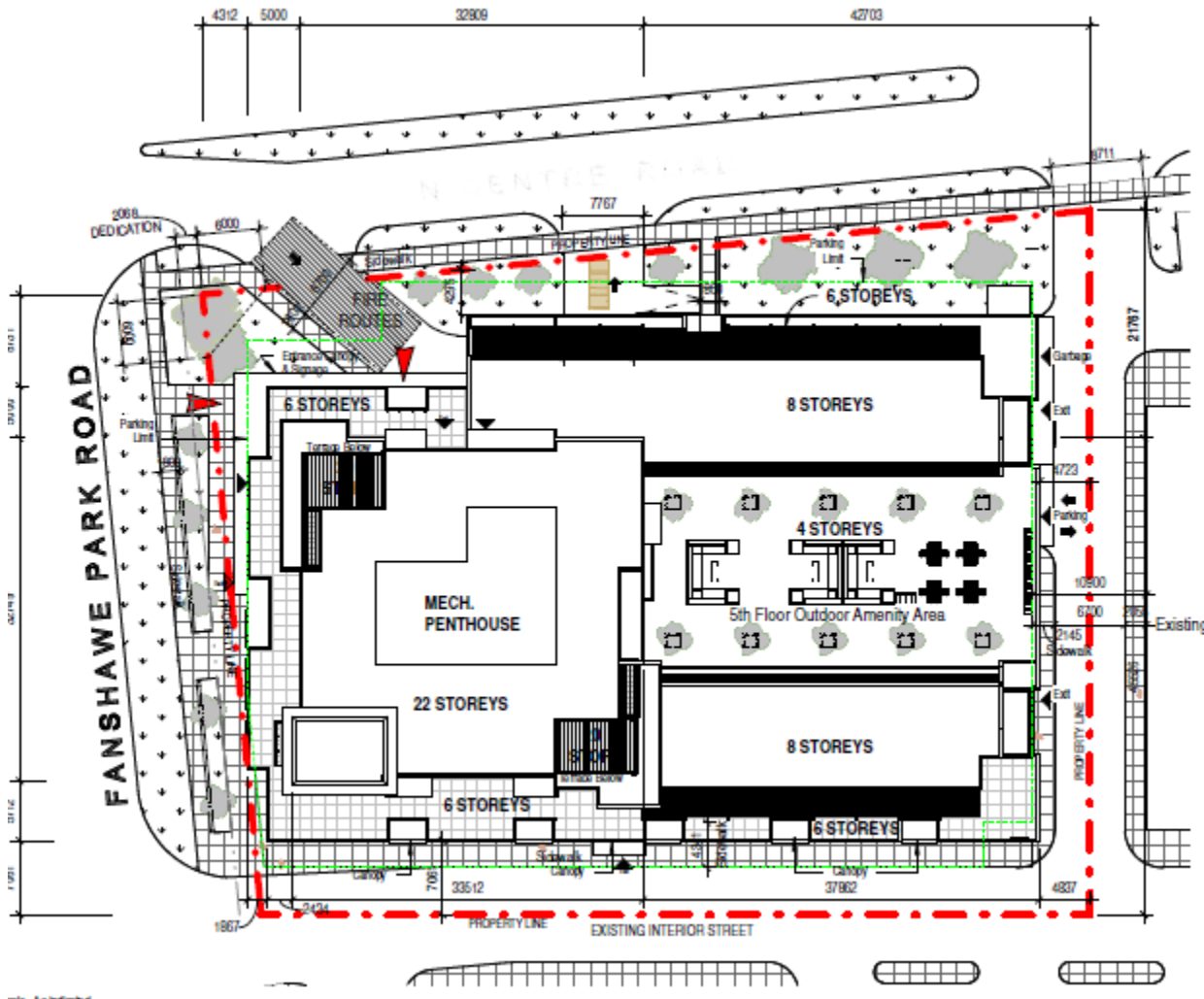
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY (2489) ext. 5590.

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at developmentservices@london.ca by August 15, 2022 to request any of these services.

Site Concept



REVISED site concept (July 2022)

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

Building Renderings



REVISED Building Rendering – Southwest corner of Fanshawe Park Road and North Centre Road (July 2022)



REVISED Building Rendering – South view of building looking north from Fanshawe Park Road (July 2022)



REVISED Building Rendering – East view of building looking southwest from Richmond Street (July 2022)

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