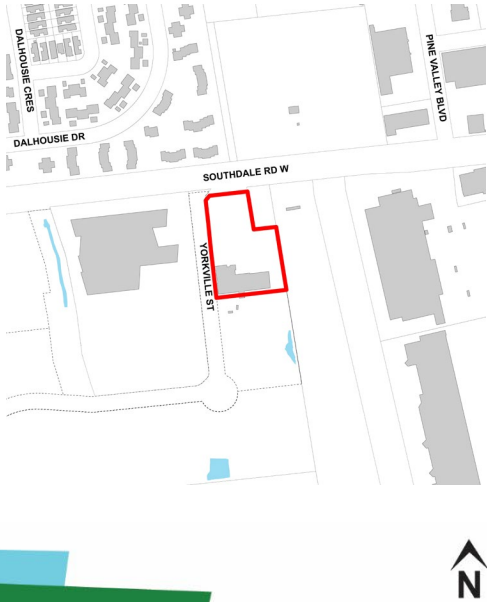




NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Zoning By-law Amendment

3010-3050 Yorkville Street



File: Z-9692

Applicant: 731675 Ontario Limited (c/o York Developments)

What is Proposed?

Zoning amendment to allow:

- A 12-storey mixed-use apartment building containing 120 residential units and 162.5sq.m of commercial space
- Special provisions to permit additional uses, and for front, exterior side, and interior side yard depth, building height, density, and gross floor area of additional uses.
- Notwithstanding Section 4.3.4) to the contrary, on lands zoned R9-7(), site specific bonusing provisions are not applied to permitted uses.
- Notwithstanding the permissions of Section 3.9.1) to the contrary, compound zoning is not applied to the proposed zone variation.

LEARN MORE & PROVIDE INPUT

You are invited to provide comments and/or attend a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, March 19, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more accurate meeting start time: <https://london.ca/government/council-civic-administration/council-committee-meetings>

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.

Please provide any comments by **January 29, 2024**

For more information contact:

Catherine Maton
cmaton@london.ca
519-661-CITY (2489) ext. 5074
Development Services, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9692

london.ca/planapps

To speak to your Ward Councillor:

Councillor Anna Hopkins
ahopkins@london.ca
519-661-CITY (2489) ext. 4009

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: January 11, 2024

Application Details

Requested Zoning By-law Amendment

To change the zoning on a portion of the site from a Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (R9-7/CC4(5)/RO2(32)*B-57*H40) Zone to a Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (R9-7/CC4(5)/RO2(32)*B-57*H40/Residential R9 Special Provision (R9-7()*H50*D350) Zone. 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: Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (R9-7/CC4(5)/RO2(32)*B-57*H40) Zone

Permitted Uses: R9 Zone: apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; and continuum-of-care facilities. CC4 Zone: convenience service establishments without a drive-through facility, convenience stores without a drive-through facility, financial institutions without a drive-through facility, personal service establishments without a drive-through facility, all restricted to a location within an apartment building; dwelling units, together with any other permitted uses; medical/dental offices; convenience business service establishments without drive-through facilities; day care centres without drive-through facilities; offices without drive-through facilities; studios without drive-through facilities; bake shops without drive-through facilities; commercial schools without drive-through facilities; florist shops without drive-through facilities; pharmacies without drive-through facilities; restaurants, eat-in without drive-through facilities; brewing on premises establishment. RO2 Zone: clinics, medical/dental offices, medical/dental laboratories, offices.

Special Provisions: CC4(5) Zone: Convenience Commercial uses restricted to location with a Restricted Office (RO2) zoned building. RO2(32): minimum front yard depth of 18m, minimum exterior side yard depth of 1.2m, minimum interior side yard depth of 3m, and maximum height of 13.5m.

Residential Density: 209 units per hectare.

Height: 40 metres.

Bonus Zone: B-57 Zone: maximum density of 209 units per hectare, maximum height of 68m, minimum exterior side yard setback of 3.5m, minimum rear yard setback of 5m, minimum interior side yard setback of 15m, maximum number of dwelling units of 208, and parking total for all uses of 472 spaces.

Requested Zoning

Zone: Residential R9/Convenience Commercial Special Provision/Restricted Office Special Provision Bonus (R9-7/CC4(5)/RO2(32)*B-57*H40/Residential R9 Special Provision (R9-7()*H50*D350) Zone

Permitted Uses: R9 Zone: apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; and continuum-of-care facilities. CC4 Zone: convenience service establishments without a drive-through facility, convenience stores without a drive-through facility, financial institutions without a drive-through facility, personal service establishments without a drive-through facility, all restricted to a location within an apartment building; dwelling units, together with any other permitted uses; medical/dental offices; convenience business service establishments without drive-through facilities; day care centres without drive-through facilities; offices without drive-through facilities; studios without drive-through facilities; bake shops without drive-through facilities; commercial schools without drive-through facilities; florist shops without drive-through facilities; pharmacies without drive-through facilities; restaurants, eat-in without drive-through facilities; brewing on premises establishment. RO2 Zone: clinics, medical/dental offices, medical/dental laboratories, offices. Special provisions proposed through the R9-7() Zone would permit the following additional uses, restricted to a location within an apartment building on the first and second floors, excluding drive-through facilities: convenience service establishments; convenience stores; financial institutions; personal service establishments; medical/dental offices; food stores; convenience business service establishments; day care centres; studios; bake shops; commercial schools; florist shops; pharmacies; and restaurants, eat-in.

Special Provisions: Special provisions proposed through the R9-7() Zone would permit the additional uses identified above, as well as the following site-specific regulations: a minimum front yard depth of 6.5m (whereas 8.0m is required); a minimum exterior side yard depth of 4.0m (whereas 6.0m is required); a minimum interior side yard depth of 2.5m (whereas 20m is required); a maximum building height of 50m (13 storeys), inclusive of rooftop amenity space (whereas a maximum of 40m is permitted); a maximum density of 350 units per hectare

(whereas a maximum of 209 units per hectare is permitted); a maximum gross floor area of 1,000sq.m for additional permitted uses; notwithstanding Section 4.3.4) to the contrary, on lands zoned R9-7(), site specific bonusing provisions are not applied to permitted uses; and notwithstanding the permissions of Section 3.9.1) of the Zoning By-law to the contrary, compound zoning is not applied to this zone variation.

Residential Density: 350 units per hectare.

Height: 50 metres.

Bonus Zone: B-57 Zone: maximum density of 209 units per hectare, maximum height of 68m, minimum exterior side yard setback of 3.5m, minimum rear yard setback of 5m, minimum interior side yard setback of 15m, maximum number of dwelling units of 208, and parking total for all uses of 472 spaces.

The City may also consider additional considerations such as a different base zone, the use of holding provisions, and/or additional special 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. The subject lands are in the Neighbourhoods Place Type (High Density Residential Overlay) in The London Plan, permitting a range of residential uses. The subject lands are also designated High Density Residential in the Bostwick Residential Neighbourhood of the Southwest Area Secondary Plan, permitting high density residential development.

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 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.

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 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 do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

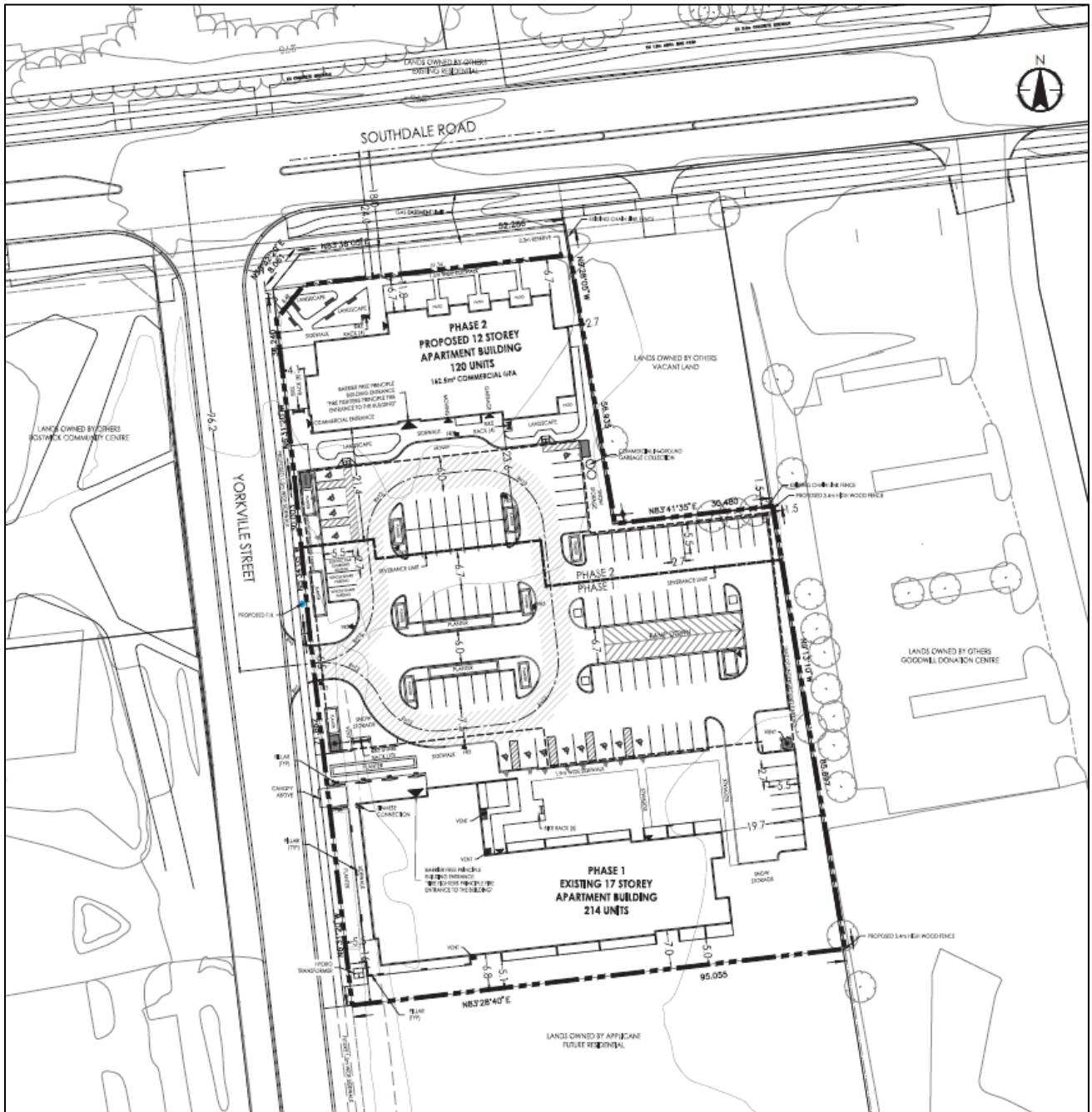
Notice of Collection of Personal Information

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 plandev@london.ca by March 12, 2024 to request any of these services.

Site Concept



Site Concept Plan

Building Renderings



Conceptual Building Renderings

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