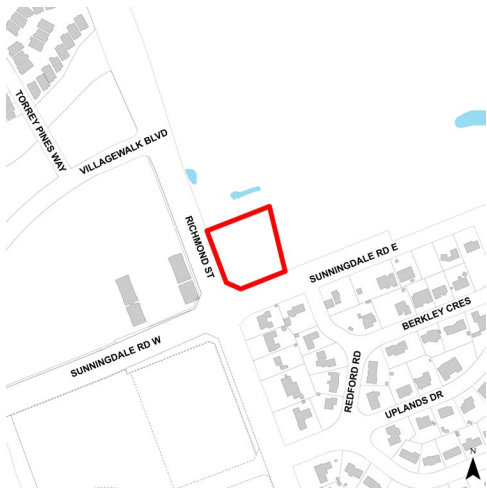




NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

Official Plan and Zoning By-law Amendments

2118 Richmond Street



File: OZ-9770

Applicant: Encore at Upper Richmond Village Inc.

What is Proposed?

Official Plan and Zoning Amendments to allow for:

- An eleven (11) storey residential apartment building;
- 158 of residential units;
- 227 of parking spaces
- 168 of bicycle parking spaces

Further information regarding this application can be found at london.ca/planapps

LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

Meeting Date and Time: Tuesday, October 22, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise 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 or contact pec@london.ca.

For consideration by Council, comments must be provided by **September 9, 2024**

For more information and/or to provide comments:

Alison Curtis

acurtis@london.ca

519-661-CITY (2489) ext. 4497

Planning & Development, City of London

London ON PO Box 5035 N6A 4L9

File: OZ-9770

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

Jerry Pribil

jpribil@london.ca

519-661-CITY (2489) ext. 4005

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: August 21, 2024

Application Details

Requested Amendment to The London Plan

To amend Specific Policy Area 16 (Policy 1069 of The London Plan) to: remove references to the Bonus Zone Provisions; increase the permitted residential density from 123 units per hectare to 182 units per hectare, to allow for a total of 158 residential dwelling units; and, to remove the required three (3) storey townhouses along the base of the building.

Requested Zoning By-law Amendment

To change the zoning from a Holding Residential R6 and R8 Bonus (h*h-5*h-11*h-183*R6-5/R8-4*B-30) Zone to a Residential R9 Special Provision (R9-7(_)) Zone with special provisions to implement the proposed development.

The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (i.e., height and/or density), and/or the use of holding provisions.

The London Plan and the Zoning By-law are available for review at london.ca.

This property is also the subject of an application for Removal of Holding Provisions (H-9051) and Site Plan Approval (SPA19-038).

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.

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 and by-law 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 proposed official plan amendment is adopted and by-law 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.

*Please see the *Planning Act* for updated appeal requirements.

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 the Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

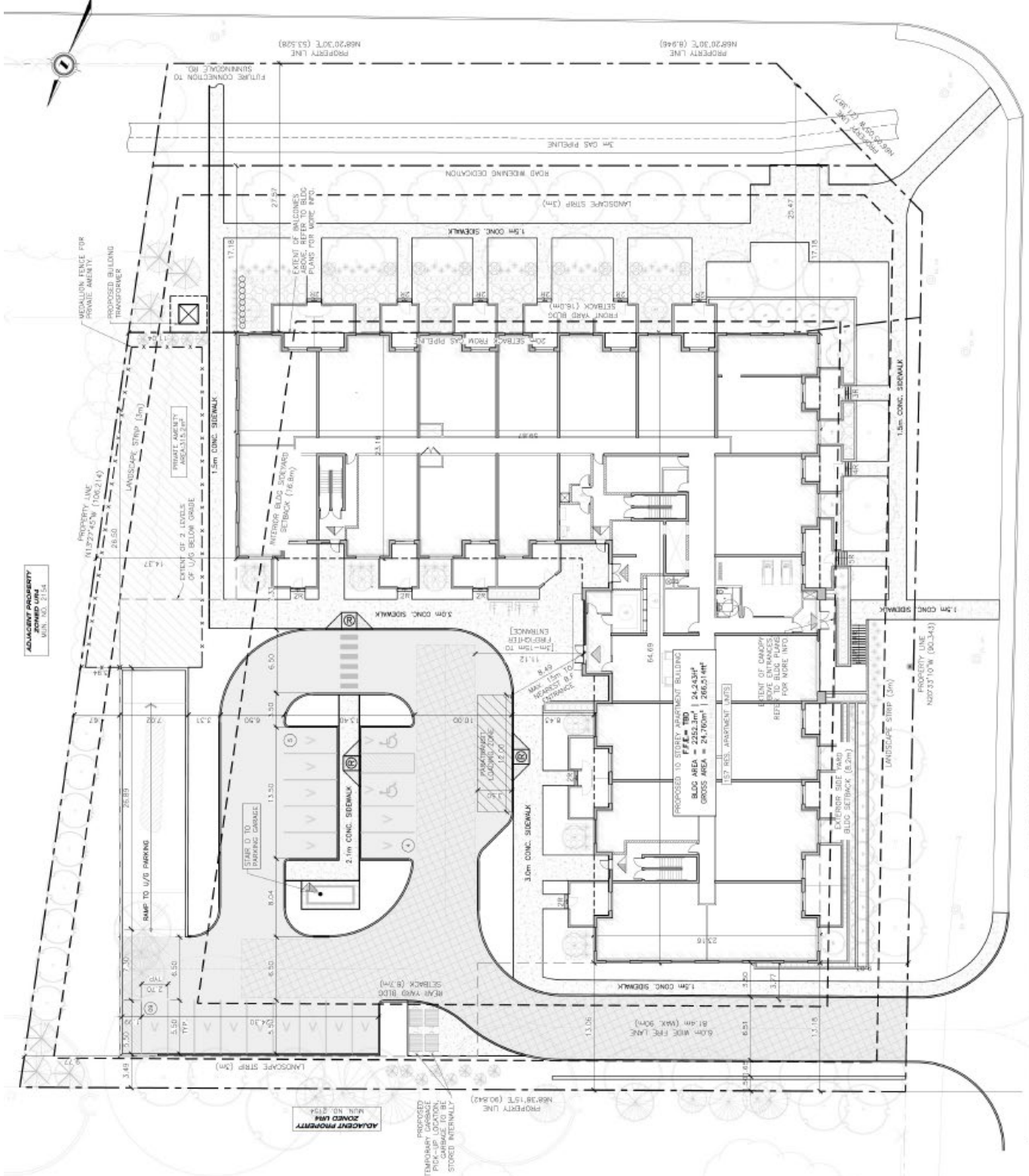
Accessibility

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 October 15, 2024, to request any of these services.

Site Concept

MEI
 1. CIV
 2. CON
 3. L
 4. C

SUNNINGDALE RD. E.



CONCEPT IS PRELIMINARY AND HAS NOT BEEN REVIEWED BY THE CITY. THE PLAN IS COMPLETED AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
 RICHMOND ST. (KINGS HIGHWAY #4)

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

Building Renderings



West Building Elevation seen from Richmond Street



South Building Elevation seen from Sunningdale Road

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