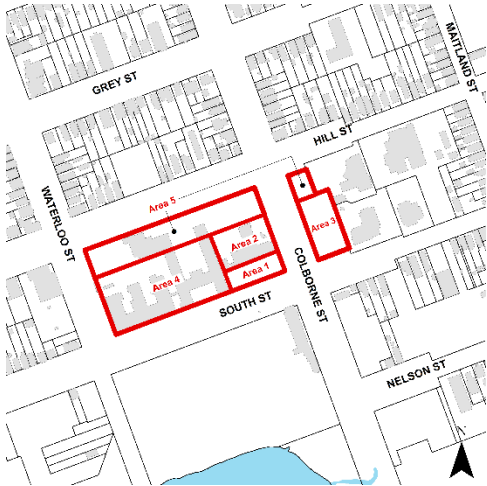


# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 124 Colborne Street & Other Properties



**File: Z-9224**

**Applicant: The Corporation of the City of London**

#### What is Proposed?

Zoning amendment to:

- Implement the policy framework of the Old Victoria Hospital Lands Secondary Plan;
- Permit additional uses and apply specific regulations to each area subject to the Zoning By-law Amendment;
- Cross-referenced with File O-9223.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **August 5, 2020**

Catherine Lowery

[clowery@london.ca](mailto:clowery@london.ca)

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO BOX 5035 N6A 4L9

File: Z-9224

[london.ca/planapps](https://london.ca/planapps)

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

Councillor Arielle Kayabaga

[akayabaga@london.ca](mailto: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.**

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Zoning By-law Amendment

To change the zoning from a Holding Residential R7/Residential R9/Regional Facility (h-5\*R-7\*D150\*H12/R9-3\*H12/RF) Zone and Residential R3/Residential R7/Residential R9 (R3-1/R7\*D150\*H24/R9-7\*H24) Zone to an Open Space (OS1) Zone, Holding Residential R8 Special Provision (h-5\*h-9\*h-\_\*h-\_\*R8-4(\_)) Zone, Holding Residential R8 Special Provision (h-5\*h-\_\*R8-4(\_)) Zone, Holding Residential R8 Special Provision (h-5\*h-9\*h-\_\*h-\_\*R8-4(\_)) Zone, and a Holding Residential R4 Special Provision/Residential R8 Special Provision (h-5\*h-\_\*R4-6(\_)/R8-4(\_)) 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](http://london.ca/planapps).

### **Current Zoning (Block Bounded by Hill Street, Colborne Street, South Street, and Waterloo Street)**

**Zone:** Holding Residential R7/Residential R9/Regional Facility (h-5\*R-7\*D150\*H12/R9-3\*H12/RF) Zone

**Permitted Uses:** Senior citizens apartment buildings; handicapped persons apartment buildings; nursing homes; retirement lodges; continuum-of-care facilities; emergency care establishments; apartment buildings; lodging house class 2; adult secondary schools; ancillary residential and/or hostels and accommodations, together with permitted uses in this zone; places of worship; commercial parking structures and/or lots; commercial schools; community colleges; day care centres; elementary schools; emergency care establishments; group home type 2; hospitals; institutional uses; libraries; nursing homes; private schools; recreational buildings; secondary schools; stadia; supervised residences; universities.

**Residential Density:** 150 units per hectare.

**Height:** 12 metres.

### **Current Zoning (124 Colborne Street)**

**Zone:** Residential R3/Residential R7/Residential R9 (R3-1/R7\*D150\*H24/R9-7\*H24) Zone

**Permitted Uses:** Single detached dwellings; semi-detached dwellings; duplex dwellings; triplex dwellings; converted dwellings; fourplex dwellings; senior citizen apartment buildings; handicapped persons apartment buildings; nursing homes; retirement lodges; continuum-of-care facilities; emergency care establishments; apartment buildings; lodging house class 2.

**Residential Density:** 150 units per hectare.

**Height:** 24 metres.

### **Requested Zoning (Area 1)**

**Zone:** Open Space (OS1) Zone

**Permitted Uses:** Conservation lands; conservation works; cultivation of land for agricultural/horticultural purposes; golf courses; private parks; public parks; recreational golf courses; recreational buildings associated with conservation lands and public parks; campground; managed forest.

**Special Provisions:** None.

### **Requested Zoning (Area 2)**

**Zone:** Holding Residential R8 Special Provision (h-5\*h-9\*h-\_\*h-\_\*R8-4(\_)) Zone

**Permitted Uses:** Apartment buildings; handicapped person's apartment buildings; lodging house class 2; stacked townhousing; senior citizen apartment buildings; emergency care establishments; continuum-of-care facilities. Additional permitted uses: offices, medical/dental offices; clinics; day care centres; studios; convenience stores; pharmacies; financial institutions; personal service establishments; restaurant, eat-in; business service establishments; hotel within existing buildings; craft brewery; artisanal workshop.

**Special Provisions:** Restrict non-residential uses to the first and second floor (with the exception of existing buildings which have no limit on the amount or location of non-residential floor area permitted within them), minimum and maximum front and exterior side yard depths of 1m and 3m respectively for new development, a minimum rear yard depth of 3m for new development, a minimum interior side yard depth of 2m for new development, a yard depth of 0m between R8-4 zone boundaries, a minimum landscaped open space of 20% for new development, a maximum lot coverage of 80%, minimum and maximum building heights of 9m and 34.5m (and/or 11 storeys) respectively, a minimum density of 50 units per hectare, a parking rate of 0.5 spaces per unit for residential uses, and a parking rate of 0 spaces for all uses in existing buildings.

### **Requested Zoning (Area 3)**

**Zone:** Holding Residential R8 Special Provision (h-5\*h-\_\*R8-4(\_)) Zone

**Permitted Uses:** Apartment buildings; handicapped person's apartment buildings; lodging house class 2; stacked townhousing; senior citizen apartment buildings; emergency care establishments; continuum-of-care facilities. Additional permitted uses: offices, medical/dental offices; clinics; day care centres; studios; convenience stores; pharmacies; financial institutions; personal service establishments; restaurant, eat-in; business service establishments; hotel within existing buildings; craft brewery; artisanal workshop.

**Special Provisions:** Restrict non-residential uses to the first and second floor, minimum and maximum front and exterior side yard depths of 1m and 3m respectively for new development, a minimum rear yard depth of 3m for new development, a minimum interior side yard depth of 2m for new development, a minimum landscaped open space of 20% for new development, a maximum lot coverage of 80%, minimum and maximum building heights of 9m and 34.5m (and/or 11 storeys) respectively, a minimum density of 50 units per hectare, and a parking rate of 0.5 spaces per unit for residential uses.

#### **Requested Zoning (Area 4)**

**Zone:** Holding Residential R8 Special Provision (h-5\*h-9\*h-\_\*h-\_\*R8-4(\_)) Zone

**Permitted Uses:** Apartment buildings; handicapped person's apartment buildings; lodging house class 2; stacked townhousing; senior citizen apartment buildings; emergency care establishments; continuum-of-care facilities. Additional permitted uses: hotel within existing buildings; day care centres; libraries; post office depots; private schools.

**Special Provisions:** Minimum and maximum front and exterior side yard depths of 1m and 3m respectively for new development, a minimum rear yard depth of 3m for new development, a minimum interior side yard depth of 2m for new development, a minimum yard depth of 0m between R8-4 zone boundaries, a minimum landscaped open space of 20% for new development, maximum lot coverage of 80%, minimum and maximum building heights of 9m and 25.5m (and/or 8 storeys) respectively, a minimum density of 30 units per hectare, a parking rate of 0.5 spaces per unit for residential uses, and a parking rate of 0 spaces for all uses in existing buildings.

#### **Requested Zoning (Area 5)**

**Zone:** Holding Residential R4 Special Provision/Residential R8 Special Provision (h-5\*h-\_\*R4-6(\_)/R8-4(\_)) Zone

**Permitted Uses:** Apartment buildings; handicapped person's apartment buildings; lodging house class 2; stacked townhousing; senior citizen apartment buildings; emergency care establishments; continuum-of-care facilities, street townhouses.

**Special Provisions:** Special provisions to the proposed R4-6 Zone would permit minimum and maximum front and exterior side yard depths of 2m and 3m respectively, a maximum building height of 19.5m (and/or 5 storeys), and a maximum residential garage width of 50% of the building façade width. Special provisions to the proposed R8-4 Zone would permit minimum and maximum front and exterior side yard depths of 1m and 3m respectively, a minimum rear yard depth of 3m, a minimum interior side yard depth of 2m, a minimum landscaped open space of 20%, a maximum lot coverage of 80%, minimum and maximum building heights of 9m and 19.5m (and/or 5 storeys) respectively, minimum and maximum density of 15 and 75 units per hectare respectively, a parking rate of 1 space per unit for residential uses, and a maximum residential garage width of 50% of the building façade width.

The City may also consider the use of holding provisions.

An Environmental Impact Study has been prepared to assist in the evaluation of this 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 Low-Rise Residential, Mid-Rise Residential, and the Four Corners in the Old Victoria Hospital Secondary Plan, which permits a range of residential, commercial, and community uses as the main uses.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of 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 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](http://london.ca).

Please also note that this application is being circulated during the State of Emergency issued by the Province of Ontario. As a result, in-person services are not available at this time.

## 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](http://london.ca/planapps)

## Future Opportunity to View the Application

When the City of London returns to operations that support in-person viewing, please contact the City's Planner listed on the first page of this Notice to confirm the office location of the Planner and the times that the office is open.

## 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.

## Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested 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 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](mailto: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 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/omb/about-the-omb/>.

### 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](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**