



Z-8453
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April 29, 2015

NOTICE OF PUBLIC MEETING BEFORE THE PLANNING & ENVIRONMENT COMMITTEE for ZONING BY-LAW AMENDMENT APPLICATION

APPLICANT:

East Village Investment Ltd. (Medallion Corporation)

LOCATION:

696, 698, 690 & 700 King Street, 372 Lyle Street, and 701 & 729 Dundas Street (see attached map)

PURPOSE AND EFFECT:

The purpose and effect of this zoning change is to permit the development of a 21-storey (66m tall) apartment building with up to 298 residential dwelling units.

POSSIBLE AMENDMENT

Change Zoning By-law Z.-1 **FROM** a Business District Commercial (BDC•D160•H36) Zone which permits a broad range of retail, commercial, neighbourhood facility, office and residential land uses with apartment buildings being permitted up to maximum density of 160 units per hectare and a maximum height of 36 metres, and a Business District Commercial Special Provision Bonus (BDC(24)•D160•H36/B10) Zone which permits a similarly wide range of retail, commercial and residential uses with special zoning provisions allowing for reduced front and exterior side yard depth, with apartment buildings generally being permitted up to maximum density of 160 units per hectare and a maximum height of 36 metres, and with a bonus zone which allows for an increased density up to 450 units per hectare and a maximum height of 80 metres in return for the construction of a specified building design which includes unique design attributes as specified in Section 4.3 – Bonus Zones – of the City's Zoning By-law Z.-1, **TO** a Business District Commercial Special Provision Bonus (BDC()•D160•H36/B()) Zone which would permit the same range of uses as noted above, with a range of special zoning provisions allowing for reduced yard setbacks and parking standards, and with a bonus zone which would allow for a maximum density of 600 units per hectare and a maximum height of 80 metres in return for return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan. Additional holding provisions or special provisions may be considered by Council.

PUBLIC MEETING:

By letter dated February 12, 2015, you were informed of the possible amendment described above.

You are now advised that the Planning & Environment Committee will consider this application at its meeting on **Tuesday, May 19, 2015, no earlier than 4:30 p.m.** Meetings are held in the

Council Chambers on the second floor of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each application is allocated a time for public delegations. It should be recognized however, that the Planning & Environment Committee may find it necessary to exceed the limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.

Please Note: 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, 519-661-2500 extension 4937.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Ward 4 Councillor Jesse Helmer (off. 519-661-2500 Ext. 4004, e-mail jhelmer@london.ca) would be pleased to discuss any concerns you may have with this application.

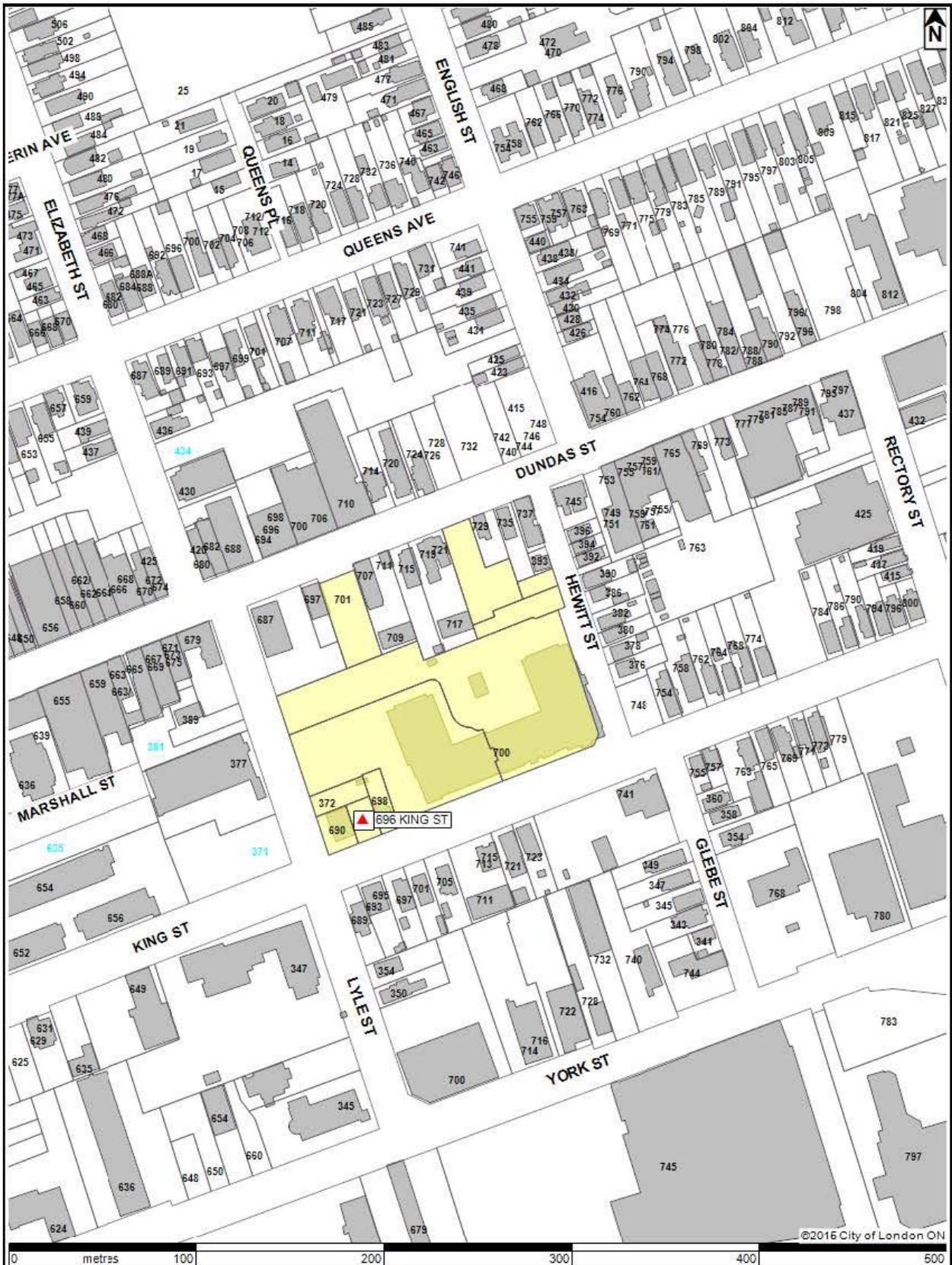
FOR MORE INFORMATION:

Copies of this report are available from Planning Services and will be available at the Planning & Environment Committee meeting. If you wish to view additional information or material about the requested Zoning By-law amendment, it is available for public viewing at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Mike Corby at 519-661-2500 ext. 4657, referring to “Z-8453”.

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



LOCATION MAP

Subject Site: **696-700 King St, 372 Lyle St, 701**
 Applicant: **Medallion Corporation**
 File Number: **Z-8453**
 Planner: **Mike Corby**
 Created By: **Mike Corby**
 Date: **2015-02-09**
 Scale: **1:2500**

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

Corporation of the City of London
 Prepared By: Planning and Development

