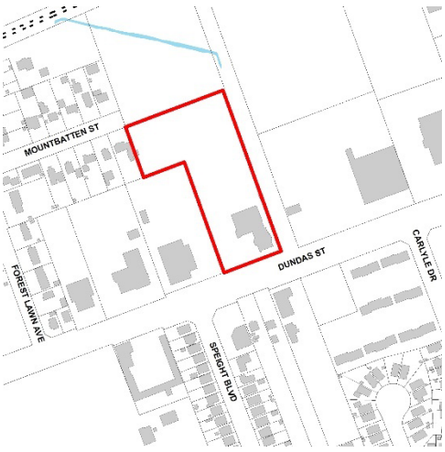
NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

2060 Dundas Street



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File: Z-9547
Applicant: 2783142 Ontario Inc.

What is Proposed?

Zoning Amendment to allow:

- A six-storey residential apartment building on the northerly vacant portion of the subject site.
- 78 residential units at a density of 87 units per hectare.

LEARN MORE & PROVIDE INPUT

Please provide any comments by **October 11, 2022**
Alanna Riley
ariley@london.ca
519-661-CITY (2489) ext. 4579
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9547
london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:
Councillor Shawn Lewis
slewis@london.ca
519-661-CITY (2489) ext. 4002

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: September 28, 2022

Application Details

Requested Zoning By-law Amendment

To rezone the subject property from ‘Light Industrial (LI1/LI7)’ and ‘Restricted Service Commercial (RSC2/RSC3/RSC4/RSC5)’ to a ‘Residential R9 Special Provision (R9-3(_)) 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: Light Industrial (LI1/LI7) Zone and ‘Restricted Service Commercial (RSC2/RSC3/RSC4/RSC5)’
Permitted Uses:
LI1/LI7 Zone: bakeries; business services establishments; laboratories; manufacturing and assembly industries; offices support; paper and allied products industries excluding pulp and paper and paper asphalt roofing industries; pharmaceutical and medical product industries; printing, reproduction and data processing industries; research and development establishments; warehouse establishments; wholesale establishments; custom workshop; brewing on premises establishments; service trade; existing self-storage establishments; artisan workshop; craft brewery; and tow truck business. automobile body shops; automobile repair garages; building or contracting establishments; repair and rental establishments; service and repair establishments; truck sales and service establishments; custom workshops; service trade truck sales and service establishments; and tow truck business.
RSC2/RSC3/RSC4/RSC5 Zone: Animal clinics; automobile rental establishments; automobile repair garages; automobile sales and service establishments; automobile supply stores; automotive uses, restricted; catalogue stores; duplicating shops; home and auto supply stores; home improvement and furnishing stores; kennels; repair and rental establishments; studios; taxi establishments; self-storage establishments; tow truck business; bulk beverage stores; dry cleaning and laundry depots; liquor, been and wine stores; pharmacies; bulk sale establishment; assembly halls; clinics; commercial recreation establishments; emergency care establishments; funeral homes; laboratories; medical/ dental offices; bake shop; convenience service establishment; convenience stores; day care centres; financial institutions; florist shops; personal service establishments; restaurants; video rental establishments; brewing on premises establishments; self-storage establishments; auction establishments; bakeries; building or contracting establishment; building supply outlet; manufacturing and assembly industries with related sales; garden stores; printing establishments; service trades; support offices; warehouse establishments; wholesale establishments; commercial school; truck sales and service establishment; industrial mall; and impounding yard.
Height: 15.0 metres in LI Zone and 12.0 metres in RSC Zone.

Requested Zoning
Zone: Residential R9 Special Provision (R9-3(_)) Zone
Permitted Uses: apartment buildings; lodging house class 2; senior citizen apartment buildings; handicapped persons apartment buildings; and continuum-of-care facilities.
Special Provision(s): a reduced minimum front yard setback of 6.0m, whereas a minimum of 8.0 is required; a reduced minimum (north) interior side yard setback of 6.0m, whereas 8.4m is required; an increased maximum building height of 21.0m, where no maximum height is currently prescribed; and a reduced minimum vehicle parking requirement of 78 spaces (1.0 spaces per units), whereas 98 spaces are required (1.25 spaces per unit).
Residential Density: 100 units per hectare
Height: Site-Specific.

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 Urban Corridor Place Type Place Type fronting a Civic Boulevard in The London Plan, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses may be permitted within the Corridor Place Type.

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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

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. 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 Secretary 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/.

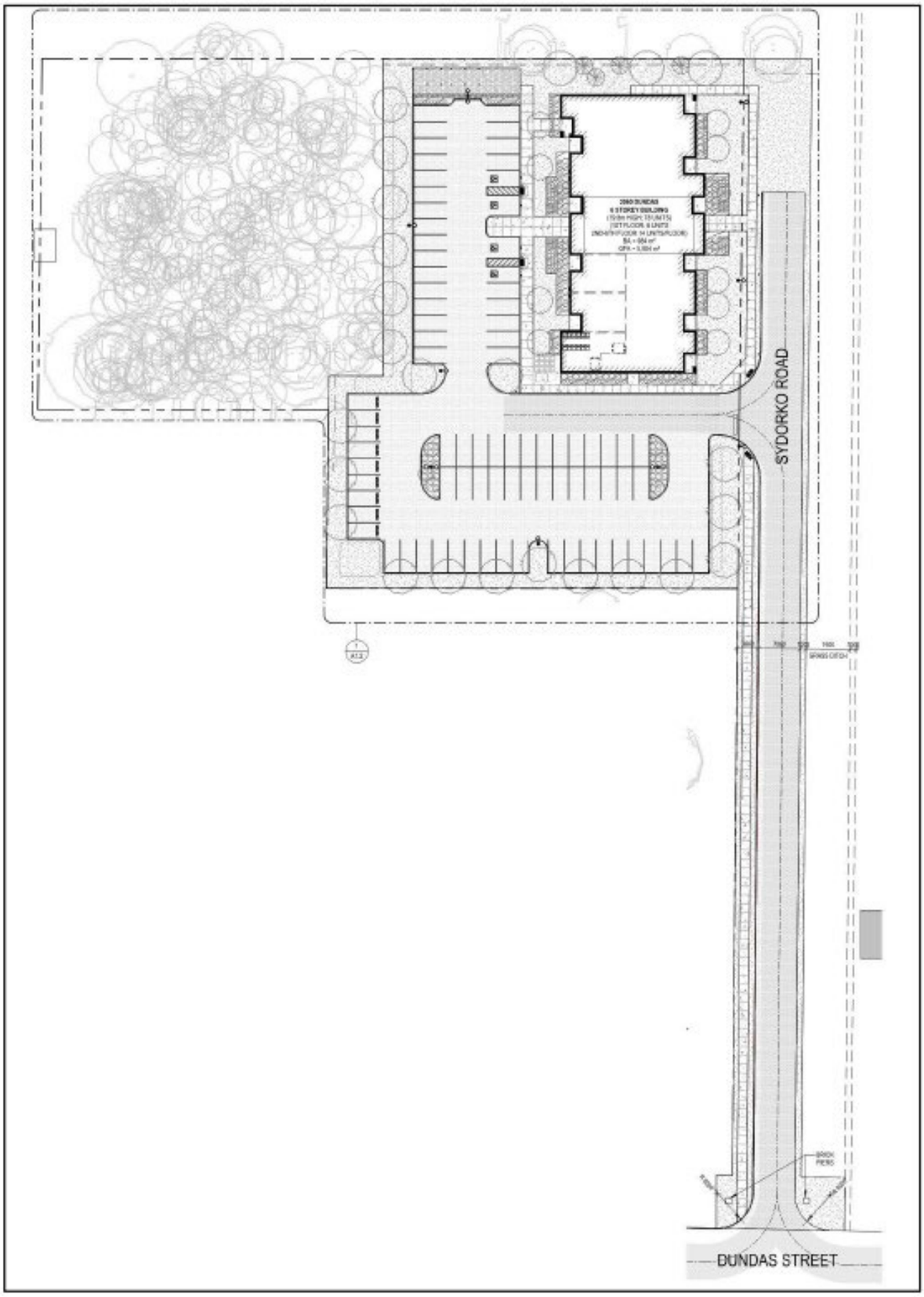
Notice of Collection of Personal Information

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

Alternative accessible formats or communication supports are available upon request. Please contact plandev@london.ca for more information.

Site Concept



Site Concept Plan

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

Building Renderings

Conceptual Rendering (aerial view)

Conceptual Rendering (back corner)

Conceptual Rendering (Front Corner)

Conceptual Rendering (front driveway)

Conceptual Rendering (front

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