



NOTICE OF PLANNING APPLICATION & NOTICE OF PUBLIC MEETING

Zoning By-law Amendment

1560 Dundas Street



File: Z-9715

Applicant: London Plaza Inc.

What is Proposed?

Zoning amendment to allow:

- A broader range of uses in the existing building
- Special provisions to recognize existing site conditions and to permit the existing number of parking spaces for all permitted uses within the existing building



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, April 30, 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.

Please provide any comments by **March 18, 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-9715

london.ca/planapps

To speak to your Ward
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: March 1, 2024

Application Details

Requested Zoning By-law Amendment

To change the zoning from an Associated Shopping Area Commercial (ASA1/ASA4) Zone to an Associated Shopping Area Commercial Special Provision (ASA1(_)/ASA3(_)/ASA4(_)) 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: Associated Shopping Area Commercial (ASA1/ASA4) Zone

Permitted Uses: ASA1: animal hospitals; convenience service establishments; convenience stores; dry cleaning and laundry plants; duplicating shops; financial institutions; grocery stores; restaurants; retail stores; personal service establishments; pharmacies; printing establishments; video rental establishments; brewing on premises establishment. ASA4: assembly halls; commercial recreation establishments; funeral homes; private clubs; schools.

Special Provisions: None.

Residential Density: N/A

Height: 12.0 metres

Requested Zoning

Zone: Associated Shopping Area Commercial Special Provision (ASA1(_)/ASA3(_)/ASA4(_)) Zone

Permitted Uses: ASA1: Animal hospitals; convenience service establishments; convenience stores; dry cleaning and laundry plants; duplicating shops; financial institutions; grocery stores; restaurants; retail stores; personal service establishments; pharmacies; printing establishments; video rental establishments; brewing on premises establishment. ASA3” clinics; day care centres; laboratories; medical/dental offices; offices, professional; offices, service. ASA4: assembly halls; commercial recreation establishments; funeral homes; private clubs; schools.

Special Provisions: A reduced minimum landscaped open space of 4% (whereas a minimum of 15% is required); an increased lot coverage of 59.8% (whereas a maximum of 30% is permitted); a reduced westerly interior side yard depth of 0.0 metres (whereas 3.0 metres is required); a reduced rear yard depth of 0.0 metres (whereas 3.0 metres is required); a reduced parking area setback of 0.0 metres (whereas 3.0 metres is required); and, no additional parking spaces are required for conversions and/or changes of use within the existing floor area provided that the number of parking spaces which existed on the effective date of this By-law shall continue to be provided and maintained. Where an addition to, or expansion of, the existing building is proposed the parking requirements of Z.-1 shall only apply to the increased gross floor area.

Residential Density: N/A

Height: 12.0 metres

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 Urban Corridor Place Type in The London Plan, permitting a range of residential, retail, service, office, cultural, recreational, and institutional 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.

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/>.

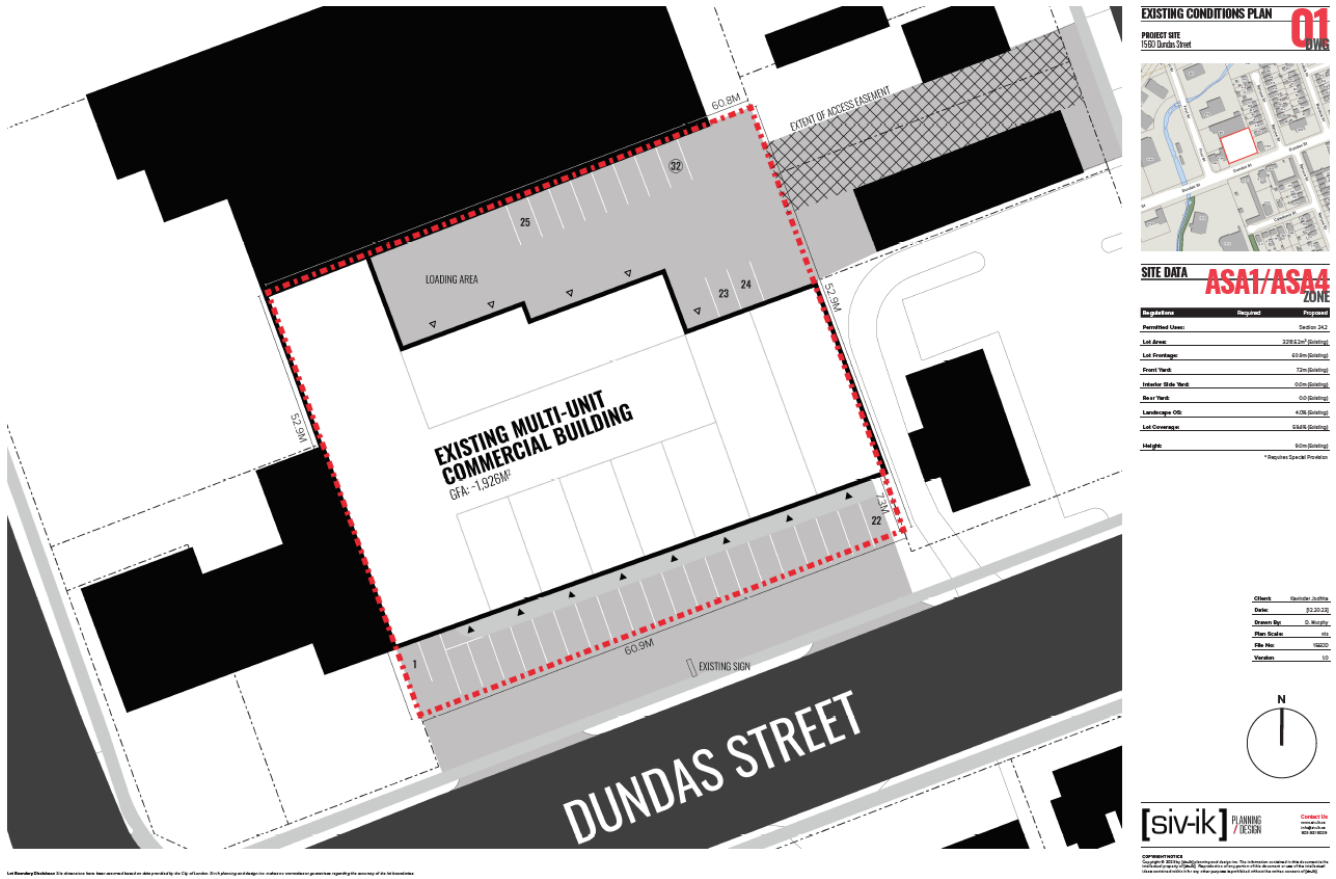
Notice of Collection of Personal Information

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 April 23, 2024 to request any of these services.

Site Concept



Existing Conditions Plan

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