



London
CANADA

Planning Services
206 Dundas Street
London, ON
N6A 1G7

Z-8453

Mike Corby

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February 12, 2015

NOTICE OF APPLICATION TO AMEND THE ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Zoning By-law Z.-1 for the lands shown on the attached map. The requested change is described below. We are advising you of this application to invite your comments.

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 of 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.
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 "Main Street Commercial Corridor" in the Official Plan, which permits small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings as the main uses.
HOW TO COMMENT:	Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9, Attn: Mike Corby by March 12, 2015 , if possible. 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 ext. 4937. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

This application is considered to be residential intensification under the policies of the City's Official Plan. While a public site plan meeting is not required for this application, site plan matters, including those matters set out in the intensification policies of the Official Plan, will be considered as part of the staff review of this application. We are also asking for your input and comments regarding this proposal. The matters that you might want to consider include fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the building on the site. These policies are found in Section 3.2.3.5 of the Official Plan, and may be viewed online at www.london.ca.

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.

**PUBLIC
MEETING:**

The appropriateness of the requested Zoning By-law amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

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..

**FOR MORE
INFORMATION:**

If you wish to view additional information or material about the requested amendment, it is available to the public for inspection 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.








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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



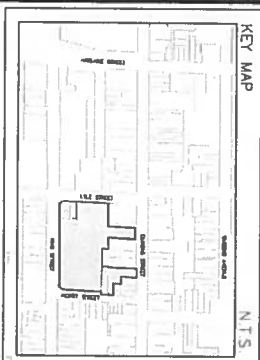


Sonic
400-77 Queen Avenue
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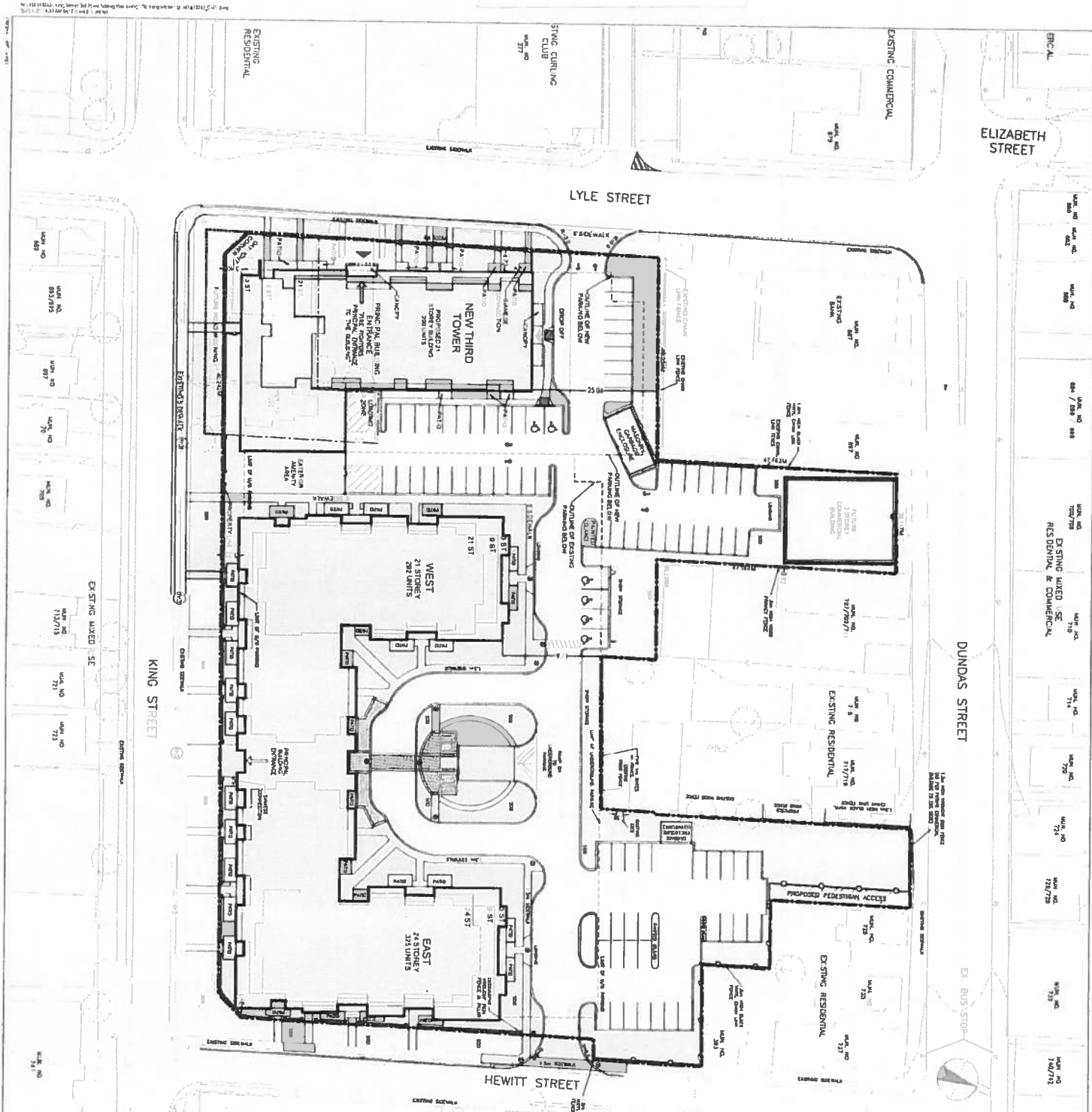
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Conditions

Legend



Item	Description	Quantity	Unit	Notes
1	Site Plan	1	Sheet	As shown
2	Site Plan	1	Sheet	As shown
3	Site Plan	1	Sheet	As shown
4	Site Plan	1	Sheet	As shown
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Client/Project
THE MEDALION CORPORATION
KING & LYLE STREET
1-1RD TOWER
London, ON Canada

Title
SITE PLAN
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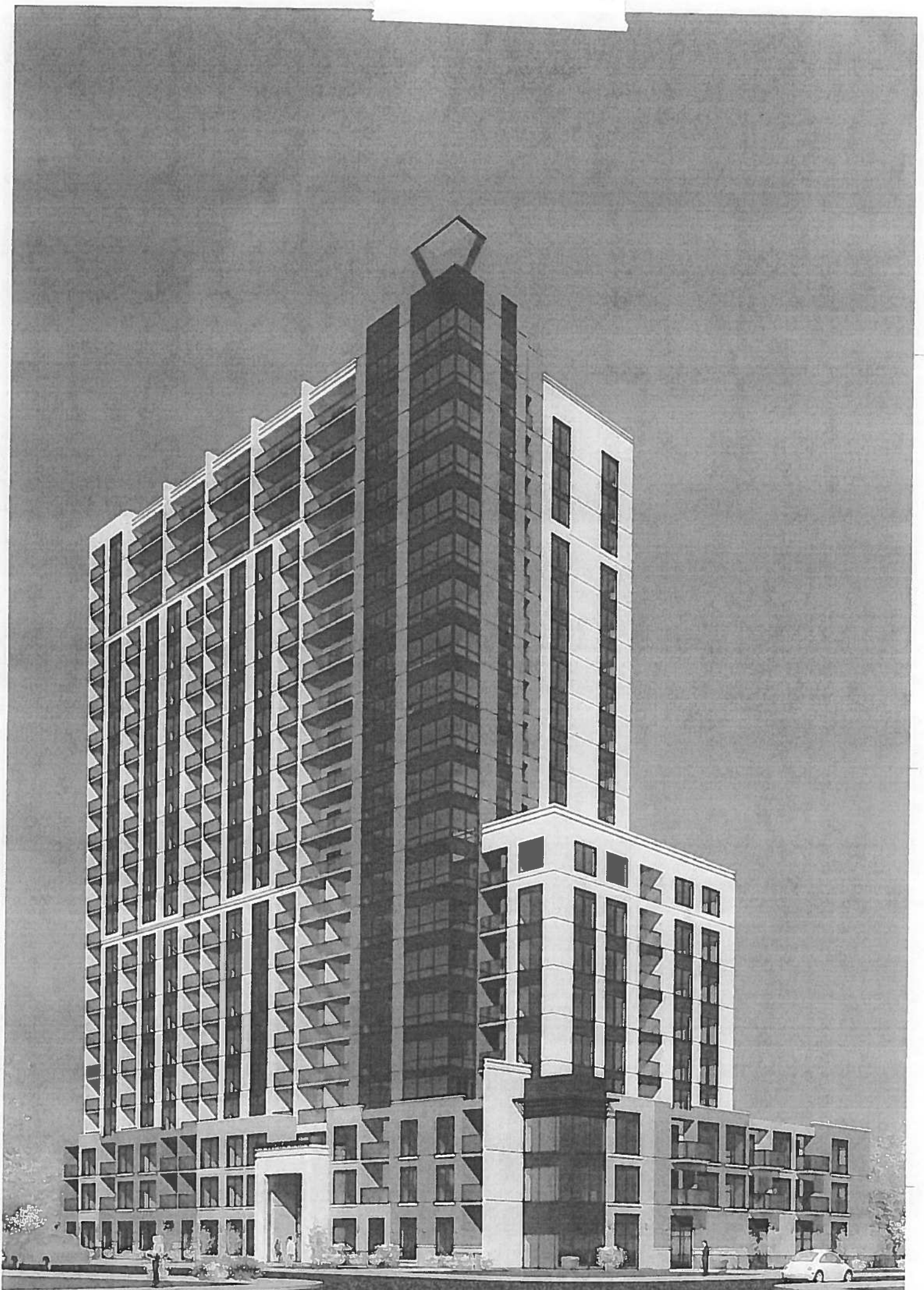
Project No
13-01-0045

Scale
1:100

Drawing No
Sheet

Re: 5cm

1 of 1



KING AND LYLE APARTMENTS

SOUTHWEST CORNER

MEDALLION
CORPORATION



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Windsor, ON N9W5J6
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