



OZ-8489  
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17 July 2015

## **NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW**

The Municipal Council for the City of London is considering an amendment to the City's Official Plan and 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:**

Corporation of the City of London, Finance Department

### **LOCATION:**

1156 Dundas Street and 463 Ashland Avenue - see attached map

### **PURPOSE AND EFFECT:**

The purpose and effect of this Official Plan and Zoning change is to permit redevelopment of the former McCormick Factory site to include a mixture of residential, commercial, office and/or institutional uses in 3 distinct development areas as follows: Area 1 (southern portion of the site between Dundas Street and Osborne Street) Retain the original portion of the McCormick building and repurpose the western half of the existing building for mixed use residential/commercial uses with internal parking and facilitating the potential to construct an additional 4-6 storeys for additional residential uses on top of the existing building and repurpose the eastern half of the existing building for non-residential uses including commercial, office and/or institutional uses; Area 2 (middle portion of the site between Osborne Street and Gleeson Street) Demolish the later rear additions to the existing McCormick building and construct two mid-rise apartment buildings up to 6-storeys in height along the McCormick Boulevard frontage, a low-rise apartment building with a 3-storey height along the Ashland Avenue frontage, and townhouses up to 3-storeys in height in the centre and northern portion of the site; and Area 3 (northern portion of the site along the north side of Gleeson Street) Extend Gleeson Street from Ashland Avenue to McCormick Boulevard and construct street townhouses up to 3-storeys in height.

### **POSSIBLE AMENDMENT:**

Possible amendment to the Official Plan to change the designation of the subject site **FROM** General Industrial **TO** Main Street Commercial Corridor on the southern portion of the site located between Dundas Street and Osborne Street (Area 1) and **FROM** General Industrial **TO** Multi-Family, Medium Density Residential in the middle portion of the site between Osborne Street and Gleeson Street (Area 2) with a special policy to permit a maximum density of up to 125-units per hectare and building heights of up to 6-storeys. In the alternative, Council may

also consider applying a Multi-Family, High Density Residential designation or a special Policy for Specific Area identified in Chapter 10 of the Official Plan for Area 2.

Possible amendment to Zoning By-law Z.-1 **FROM** a General Industrial (GI1) Zone which permits: Auction establishments; Automobile body shop; Automobile repair garages; Building or contracting establishments; Dry cleaning and laundry plants; Food, tobacco and beverage processing industries; Manufacturing and assembly industries; Printing, reproduction and data processing industries; Processed goods industries; Repair and rental establishments; Research and development establishments; Service and repair establishments; Service trades; Storage depots; Terminal centres; Transport terminals; Truck sales and service establishments; Warehouse establishments; and, Warehouse Establishments **TO** a Business District Commercial Special Provision (BDC(\_)) Zone on the southern portion of the site located between Dundas Street and Osborne Street (Area 1) which permits a wide range of commercial, institutional, office, and residential uses (above the first floor) with a special provision to add “Assembly Halls, Community Centres, and Institutions” to the list of permitted uses and modify to the Zoning regulations to permit development which: permits an increase the minimum front yard building set back from Dundas Street from 0 metres to 9 metres; eliminates the requirement for 3.0 metre maximum front yard building set back from Dundas Street, permits a maximum building height of 10-storeys for a building containing residential dwelling units; permits a minimum building setback of 3 metres for any new storeys above the 4<sup>th</sup> storey; permits a maximum building height of 4-storeys for new buildings; permits a maximum density of 100 units per hectare for apartment buildings; and reduces the parking requirements for Office uses, Duplex dwellings, Triplex dwellings, Townhouse dwellings, Apartment dwellings and Senior Citizen Apartment Buildings **AND** a Residential R6 Special Provision (R6-5(\_)) Zone on the middle portion of the site between Osborne Street and Gleeson Street (Area 2) which permits cluster housing in the form of Single detached dwellings; Semi-detached dwellings; Duplex dwellings; Triplex dwellings; Townhouse dwellings; Stacked Townhouse dwellings; Apartment buildings; Fourplex dwellings with a special provision to add “Continuum-of-Care Facility and Retirement Homes” to the list of permitted uses and modify the Zoning regulations to permit development which: increases the maximum building height along the McCormick Boulevard frontage from 12 metres to 19.5 metres; reduces the maximum building height along the Ashland Avenue frontage from 12 metres to 10.5 metres; increases the maximum density from 35 units per hectare to 125 units per hectare; reduces the minimum landscaped open space requirement from 30% to 20%; increases the maximum lot coverage from 45% to 60% and reduces the parking requirements for Townhouse dwellings, Apartment dwellings and Senior Citizen Apartment Buildings **AND** a Residential R3 Special Provision (R3-1(\_)) Zone on the northern portion of the site along the north side of Gleeson Street (Area 3) which permits: Single detached dwellings; Semi-detached dwellings; Duplex dwellings; Triplex dwellings; Converted dwellings; Fourplex dwellings with a special provision to add “Street Townhouse” to the list of permitted uses with a maximum height of 10.5 metres; a maximum lot coverage of 30%; a minimum landscaped open space coverage of 30%; a minimum rear yard depth of 7 metres; a minimum lot frontage of 5.5 metres; a minimum building set back of 4.5 metres and a minimum lot area of 280m<sup>2</sup>. Council may also consider adding holding provisions to the Zoning which may require the submission of technical studies and impact assessments prior to development occurring.

## **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, Attention Michael Tomazincic by **August 14, 2015**, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

**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.

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. By way of this letter, 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 the City of London website, [www.london.ca](http://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 (office 519-661-2500, ext. 4004, e-mail [jhelmer@london.ca](mailto:jhelmer@london.ca), or Twitter @jesse\_helmer) would be pleased to discuss any concerns you may have with this application.

## **PUBLIC MEETING:**

The appropriateness of the requested Official Plan and 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:**

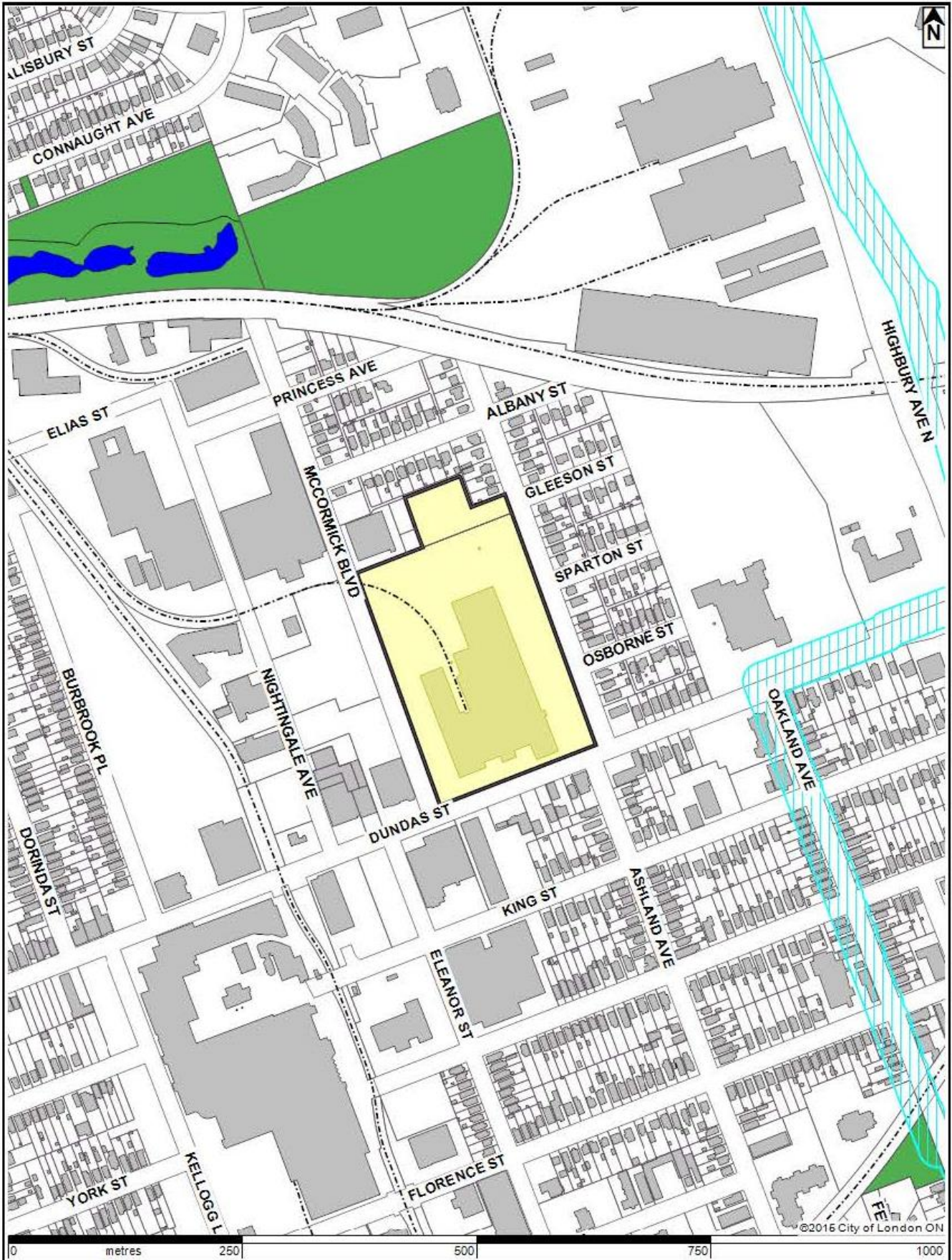
If you wish to view additional information or material about the requested amendments, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

**For more information, please call Michael Tomazincic at 519-661-2500 extension 4693, referring to "OZ-8489".**

## **TO BE NOTIFIED:**

If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or 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 & 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: 1156 Dundas St  
 Applicant: City of London  
 File Number: OZ-8489  
 Planner: Amanda-Brea Watson  
 Created By: Michael Tomazincic  
 Date: 2015-07-15  
 Scale: 1:5000

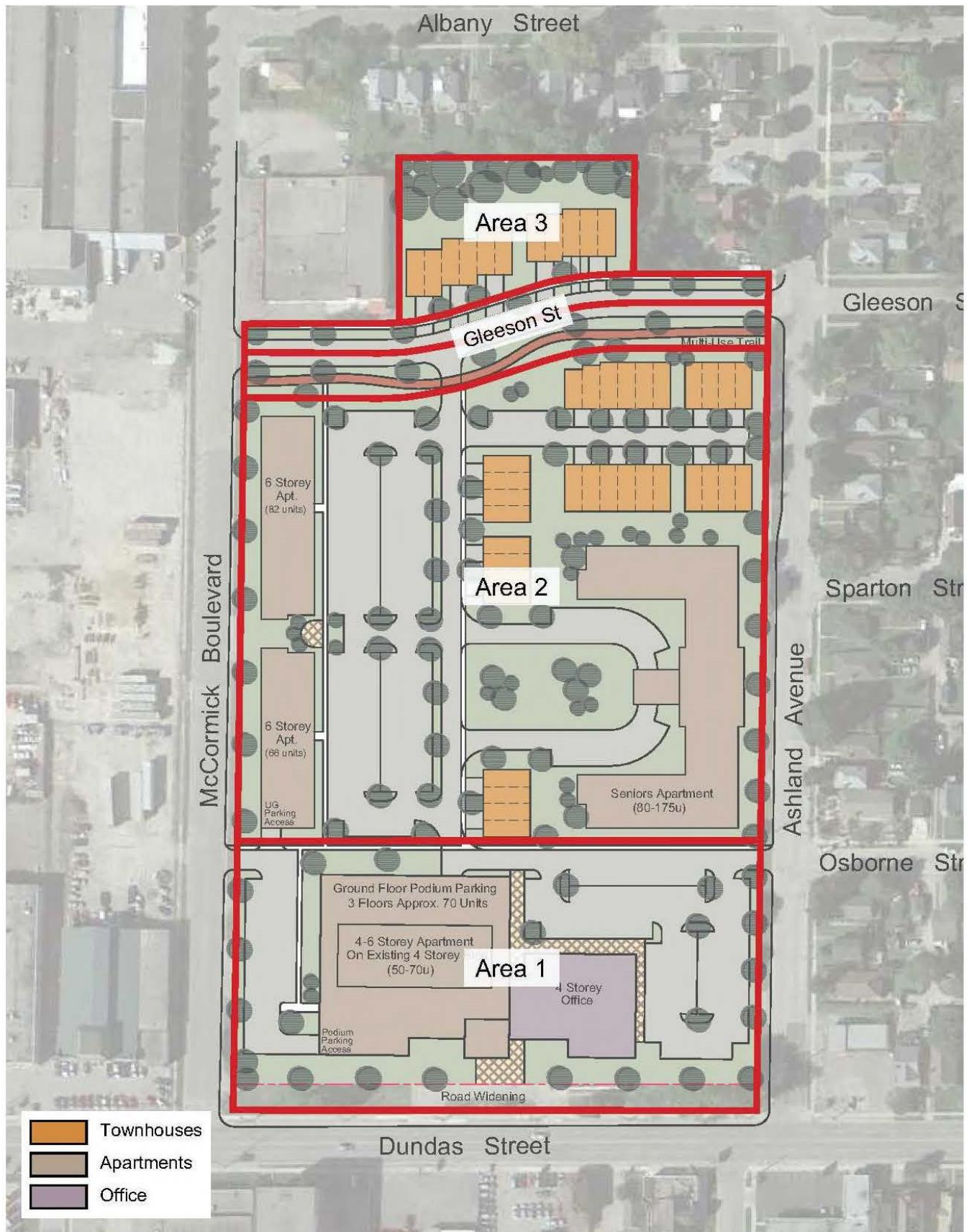
**LEGEND**

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

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







- Townhouses
- Apartments
- Office



View of Massing Model looking from southeast towards Gleason Street at top (with topography shown)



View of Massing Model looking from northwest towards Dundas Street at top (with topography shown)



Cross-section Key Plan

