



Z-8372
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NOTICE OF REVISED 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 for the lands shown on the attached map. The requested change is described below. We are advising you of this revised application to invite your comments.

APPLICANT:

Corporation of the County of Middlesex

LOCATION:

50 King Street – see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to permit the development of a 28-storey mixed-use apartment building which would contain approximately 152 residential units, 2,160m² of commercial/retail space and 10,125m² of office space.

This proposed Zoning By-law amendment was previously initiated by the County of Middlesex in June of 2014 and considered by Municipal Council in October of 2014. On October 14, 2014, Council resolved that the application by the Corporation of the County of Middlesex relating to the property located at 50 King Street be referred back to Civic Administration for further review and work and discussion with the area residents and the applicant, and to incorporate additional details into the application, with a report back at a future meeting of the Planning and Environment Committee. The revised Zoning By-law amendment, as described in this notice, will result in a similar form of development as proposed through the original application but will include additional details within the proposed design performance measures stemming from the preparation of a detailed conceptual site plan for the site.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 from a Community Facility (CF1) Zone and a Downtown Area (DA2•D350•H15) Zone **TO** a Holding Downtown Area Special Provision Bonus (h-3•h-5•h-18•h(*)•h(**)•DA1•D350•H15•B(_)) Zone which would permit a the development of a mixed-use apartment building with a range of commercial, service, office, and residential uses, with a bonus zone which would allow for a maximum density of 750 units per hectare and a maximum height of 95 metres in return for entering into an agreement with the City of London which implements the design performance measures proposed for the site which requires enhanced building and site design, and public realm improvements. The proposed holding provisions will ensure that an archaeological assessment, heritage impact assessment and servicing study are completed. The holding provisions will also require a public site plan meeting.

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 "Downtown Area" in the Official Plan, which permits a broad range of retail, commercial, office, institutional, entertainment; high density residential, recreational, and open space 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, Attention Enter Planners name **by November 18, 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.

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, Ward13 Councillor Tanya Park (office 519-661-2500 extension 4013, e-mail tpark@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.

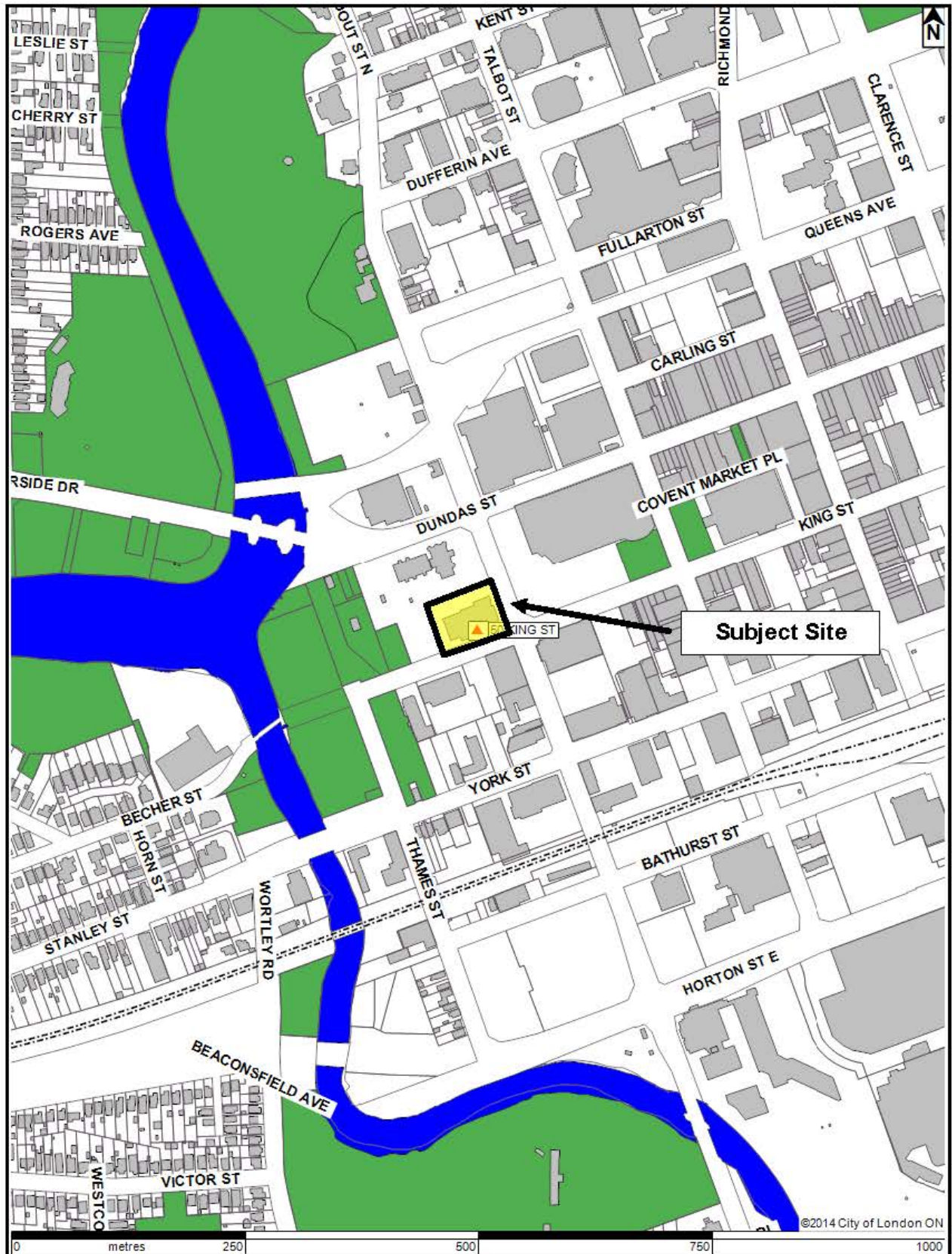
FOR INFORMATION:







If you wish to view additional information or material about the requested Zoning By-law 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 Davis at 519-661-2500 extension 4650, referring to "Z-8372".

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 & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



LOCATION MAP	LEGEND
<p>Subject Site: 50 King St Applicant: Middlesex County File Number: Z-8372 Planner: Mike Davis Created By: Brian Turcotte Date: 2014-06-17 Scale: 1:5000</p>	<ul style="list-style-type: none">  Subject Site  Parks  Assessment Parcels  Buildings  Address Numbers
<p>Corporation of the City of London Prepared By: Planning and Development</p>	

Conceptual Site Plan:



Building Rendering:

