



OZ-8489
Planner: A-B Watson
Telephone: 519-661-2500 extension 5843
Fax: 519-661-5397
Email: awatson@london.ca
Website: www.london.ca

November 10, 2015

**NOTICE OF PUBLIC MEETING
BEFORE THE PLANNING & ENVIRONMENT COMMITTEE
FOR OFFICIAL PLAN & ZONING BY-LAW AMENDMENT
APPLICATION**

APPLICANT:

Corporation of the City of London, Finance Department (Realty Services)

LOCATION:

1156 Dundas Street - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Official Plan and Zoning By-law amendment, based on new information, 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 - Retain the original historic portion of the McCormick building and repurpose the western half of the original building for mixed-use residential/commercial uses with internal parking and accommodating the potential to construct an additional 4-6 storeys for additional residential uses on top of the original building, and repurposing the eastern half of the original building for non-residential uses including commercial, office and/or institutional uses;

Area 2 - Demolish the later rear additions to the existing McCormick building, provide open space in the northwest corner, construct two mid-rise apartment buildings up to 6 storeys in height along the McCormick Boulevard frontage, a low-rise apartment building up to 4 storeys in 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 - Extend Gleeson Street from Ashland Avenue to McCormick Boulevard and construct 8 single detached dwellings.

The applicant amended its application on November 4, 2015 pursuant to discussions with City Planning staff. Key changes include increased density for Area 1, reduction in surface area parking and the introduction of open space in Area 2, provision of an east/west pedestrian connection through the site from Ashland Avenue to McCormick Boulevard and a change of use from townhouses to single detached dwellings in Area 3.

POSSIBLE AMENDMENT:

Change Official Plan land use designation **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 for Area 2.

Change Zoning By-law Z.-1 **FROM** a General Industrial (GI1) Zone

(Area 1) TO a Holding Business District Commercial Special Provision (h-5•h-120•h-122•BDC2(•)•D150•H35) 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 modify the zoning regulations to permit development which: eliminates the requirement for a 3.0m maximum front yard building setback from Dundas Street; permits a maximum gross floor area of 6,000m² for office uses; increases the maximum lot coverage from 60% to 70%; and reduces the parking ratio requirement for office, senior citizen apartment, cluster townhouses and apartment building uses,

(Area 2) AND TO a Holding Residential R6 Special Provision (h-5•h-120•h-122•h-(•)•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, semi-detached, duplex, triplex, fourplex, townhouse, stacked townhouse dwellings, apartment buildings, and with a special provision to add continuum-of-care facility and retirement homes to the list of permitted uses. The special provision will also modify the zoning regulations to permit development which reduces the minimum front/exterior yard setback to the main wall from 6 metres to 4.5 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 senior citizen apartment, cluster townhouses and apartment building uses,

(Area 3) AND TO a Holding Residential R1 (h-(•)•R1-2)) Zone on the northern portion of the site north of Gleeson Street (Area 3) which permits single detached dwellings AND will allow for the extension of Gleeson Street from Ashland Avenue to McCormick Boulevard.

Council may also consider alternative zones to accommodate the proposed uses which are more appropriate in fitting with the neighbourhood as well as bonusing zone provisions related to increased height and density limits. Further, Council may consider adding holding provisions to the Zoning which may require the submission of technical studies and impact assessments prior to development occurring.

It is important to note that the subject lands, being 1156 Dundas Street, are located within the study area of the draft McCormick Area Secondary Plan (OZ- 7601 Planner: Kerri Killen). This is a City-initiated Plan which is currently underway, and proposes changes in the land uses for both the subject lands and the surrounding industrial lands. At their November 26, 2015 meeting the City of London's Planning & Environment Committee will consider both applications. However there will be separate agenda items with different time scheduled for the public meetings since both the McCormick Area Secondary Plan and the former McCormick Factory site (OZ-8489 Planner: AB Watson) are two different planning applications.

PUBLIC MEETING:

By letter dated, July 17, 2015 you were informed of the possible amendment described above.

You are now advised that the Planning & Environment Committee will consider this application at its meeting on **Thursday, November 26, 2015, no earlier than 6:00 p.m.** Meetings are held in the Council Chambers on the second floor of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each application is allocated a time for public delegations. It should be recognized however, that the Planning & Environment Committee may find it necessary to exceed the limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.

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.

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.

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, or Twitter @jesse_helmer) would be pleased to discuss any concerns you may have with this application.

FOR MORE INFORMATION:

Copies of this report are available from Planning Services and will be available at the Planning & Environment Committee meeting. If you wish to view additional information or material about the requested Official Plan amendment and/or Zoning By-law amendment, it is available for public viewing at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Amanda-Brea Watson at 519-661-2500 extension 5843, 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 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.

Revised Preliminary Design Concept

1156 Dundas Street, London

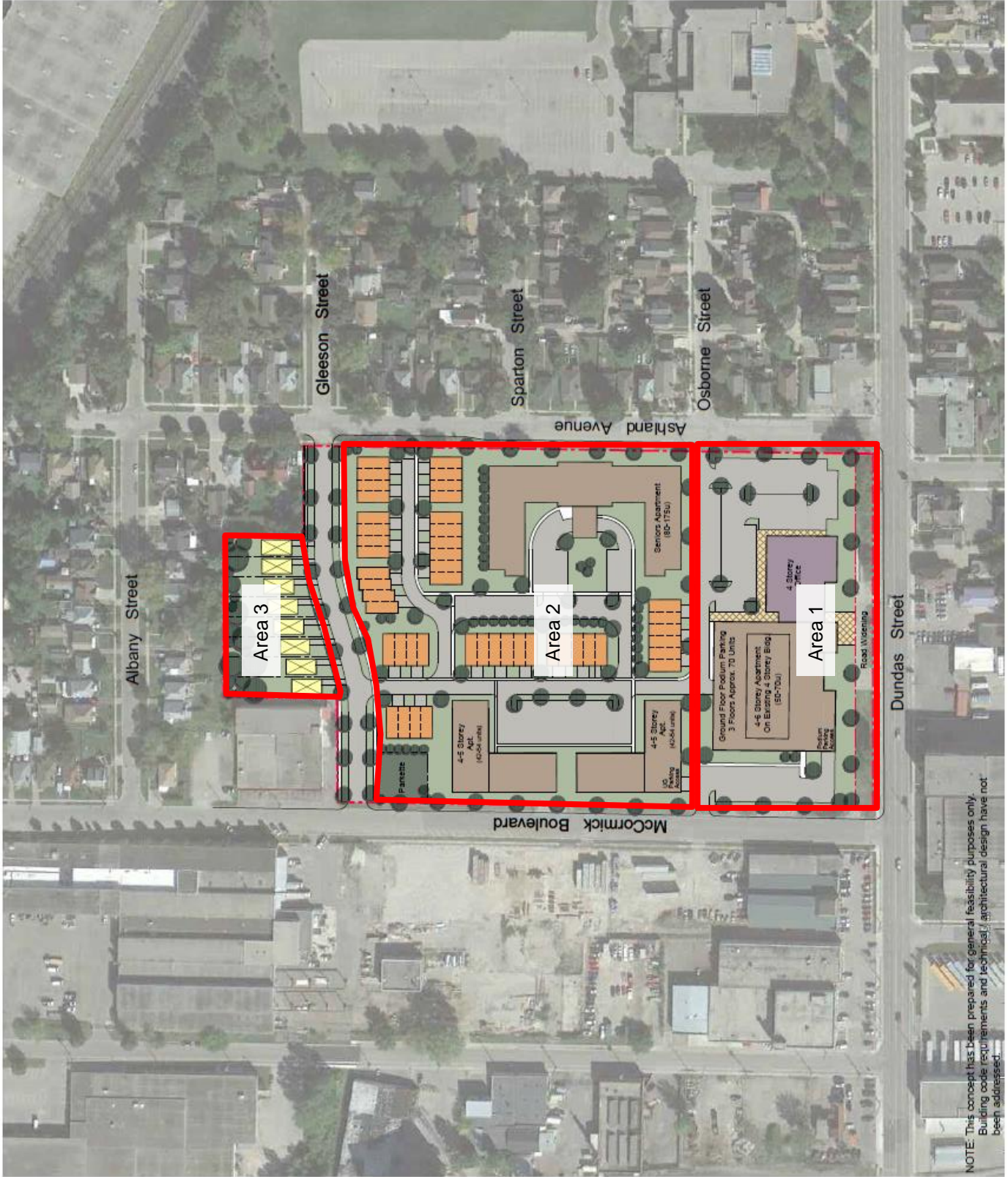
Site Area: Approx. 5.3ha.
 Number of Units: 270-408
 Singles: 8
 Townhouses: 47
 Apartment: 284-423
 Office GFA: Approx. 60,200sq.ft.

Legend

- Single Detached
- Townhouses
- Apartments
- Office



Scale 1:2000
 October 16, 2015
 Project No.: 14117
 Drawn By: S.L.



REVISED CONCEPT
 Created October 19, 2015