



Z-8560
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December 23, 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 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:

1016790 Ontario Ltd.

LOCATION:

455 Clarence 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 31-storey (102m tall) apartment building with 182 apartment units (1180uph). The first 7-storeys will create the podium of the building where 6 levels will be used for structured parking holding approximately 225 cars. The main floor of the building will contain 700m² of commercial uses fronting Clarence Street.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 from a Holding Downtown Area (h-3•DA1•D350) Zone and Holding Downtown Area (h-3•DA2•D350) Zone which permits a wide range of office, commercial, retail and institutional uses and a range of residential uses up to a maximum density of 350 units per hectare and height of 90m, to a Downtown Area Bonus (DA1•D350•B(_)) Zone to permit the same range of uses which currently exists with a bonus zone to permit a residential density of 1180uph and a height of 102m in return for return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan. Other provisions may also be considered through the re-zoning process as part of the bonus zone.

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 Shopping Area" in the Official Plan, which permits multi-functional regional centre containing a broad range of retail; service; office; institutional; entertainment; cultural; high density residential; transportation; 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 Mike Corby **by January 15, 2016**, 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, Ward 13 Councillor Tanya Park (office 519-661-2500 ext. 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.

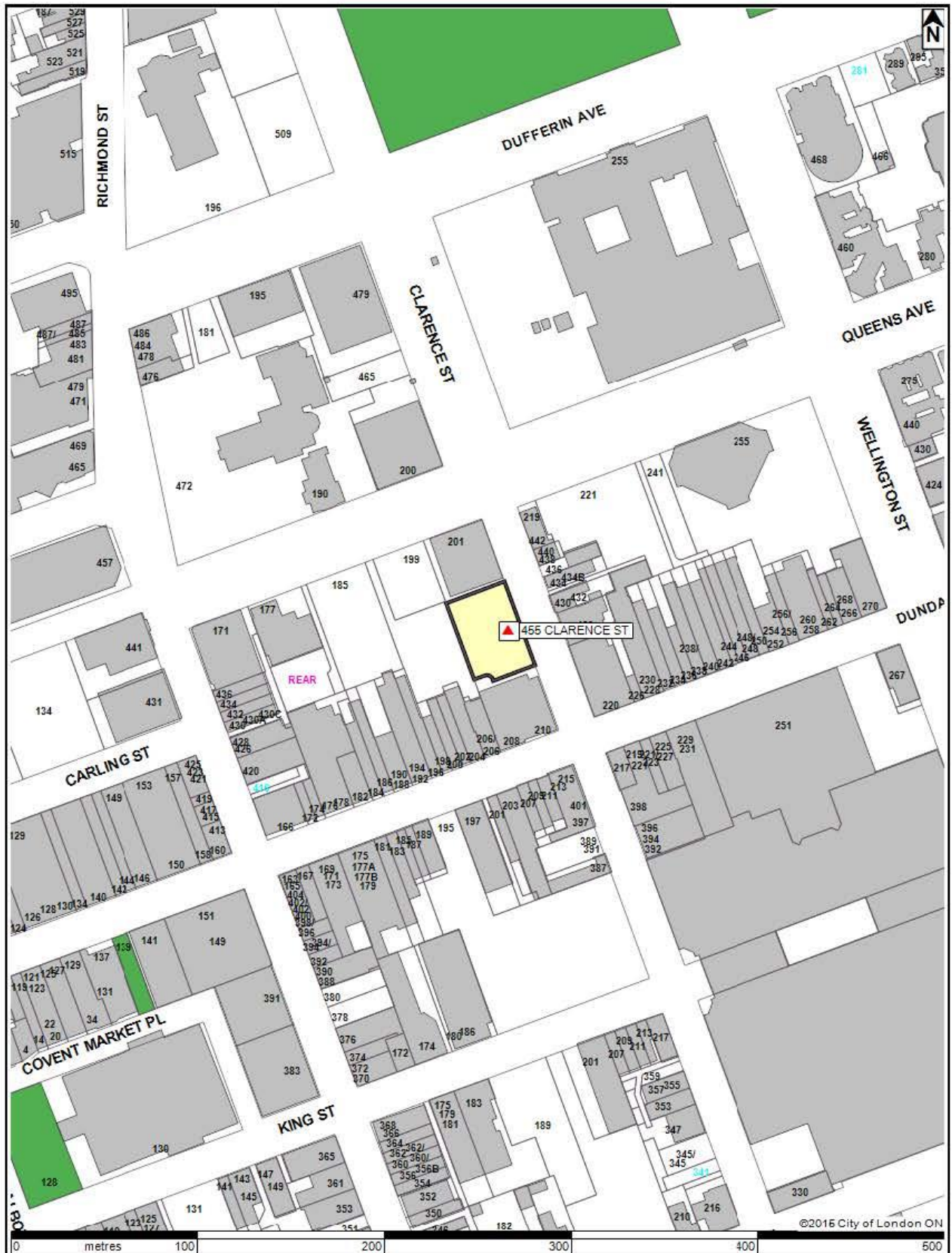
FOR INFORMATION:

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 Corby at 519-661-2500 extension 4657, referring to "Z-8560".

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

Subject Site: **455 Clarence St**
 Applicant: **1016790 Ontario Limited C/O S. Matous-Anastasiadis**
 File Number: **Z-8560**
 Planner: **Mike Corby**
 Created By: **Mike Corby**
 Date: **2015-12-14**
 Scale: **1:2500**

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

LEGEND

	Subject Site
	Parks
	Assessment Parcels
	Buildings
	Address Numbers