



Z-8560
Planner: Mike Corby
Telephone: 519-661-2500 ext. 4657
Fax: 519-661-5397
Email: mcorby@london.ca
Website: www.london.ca

June 2, 2016

NOTICE OF PUBLIC MEETING BEFORE THE PLANNING & ENVIRONMENT COMMITTEE for ZONING BY-LAW AMENDMENT APPLICATION

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. The commercial space requires 8 parking spaces where 0 spaces are provided.

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 for parking and residential setbacks may also be considered through the re-zoning process as part of the bonus zone.

PUBLIC MEETING:

By letter dated December 23, 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 **Monday, June 20, 2016, no earlier than 4:45 p.m.** Meetings are held in the Council Chambers 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 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.

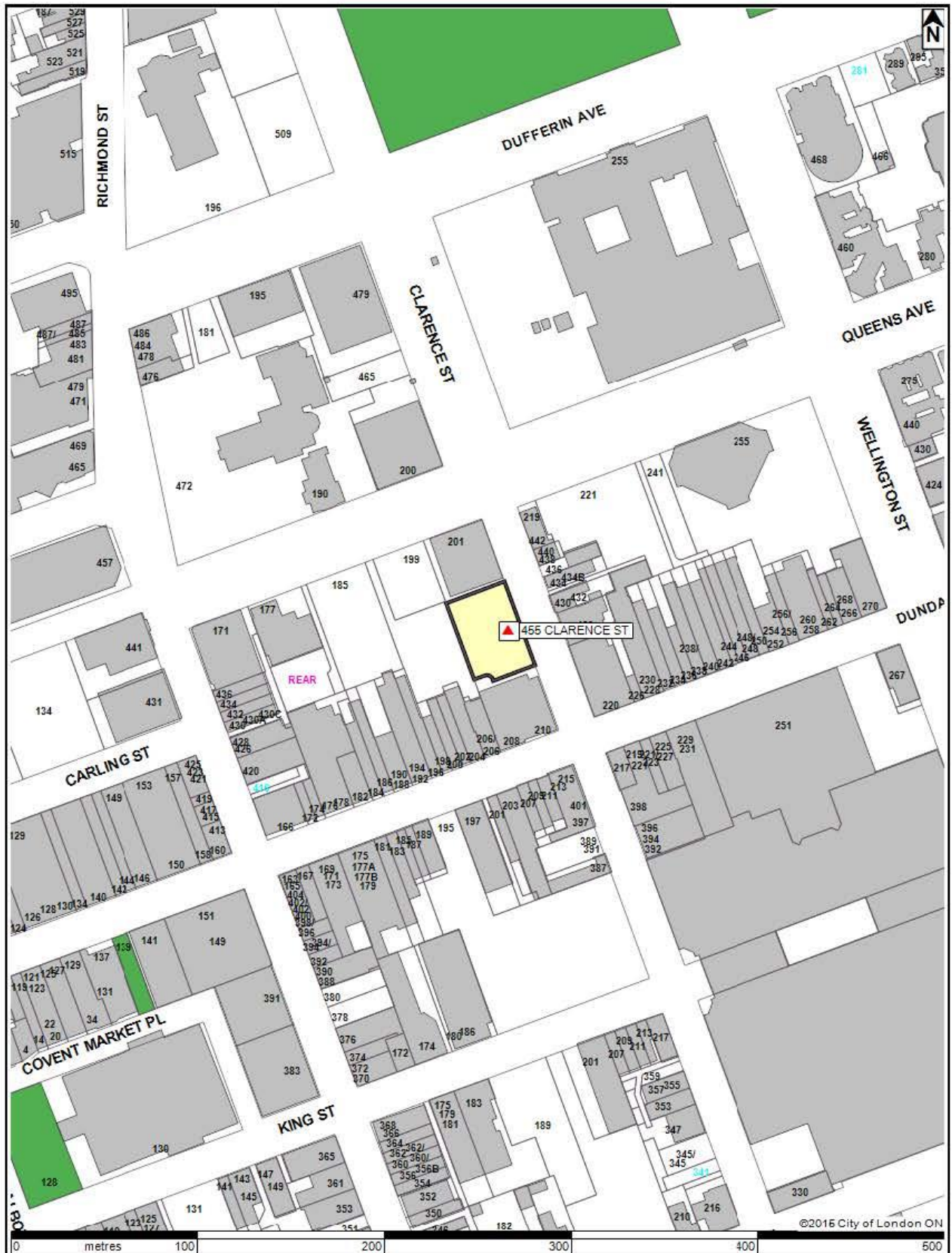
FOR MORE INFORMATION:

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 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 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 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

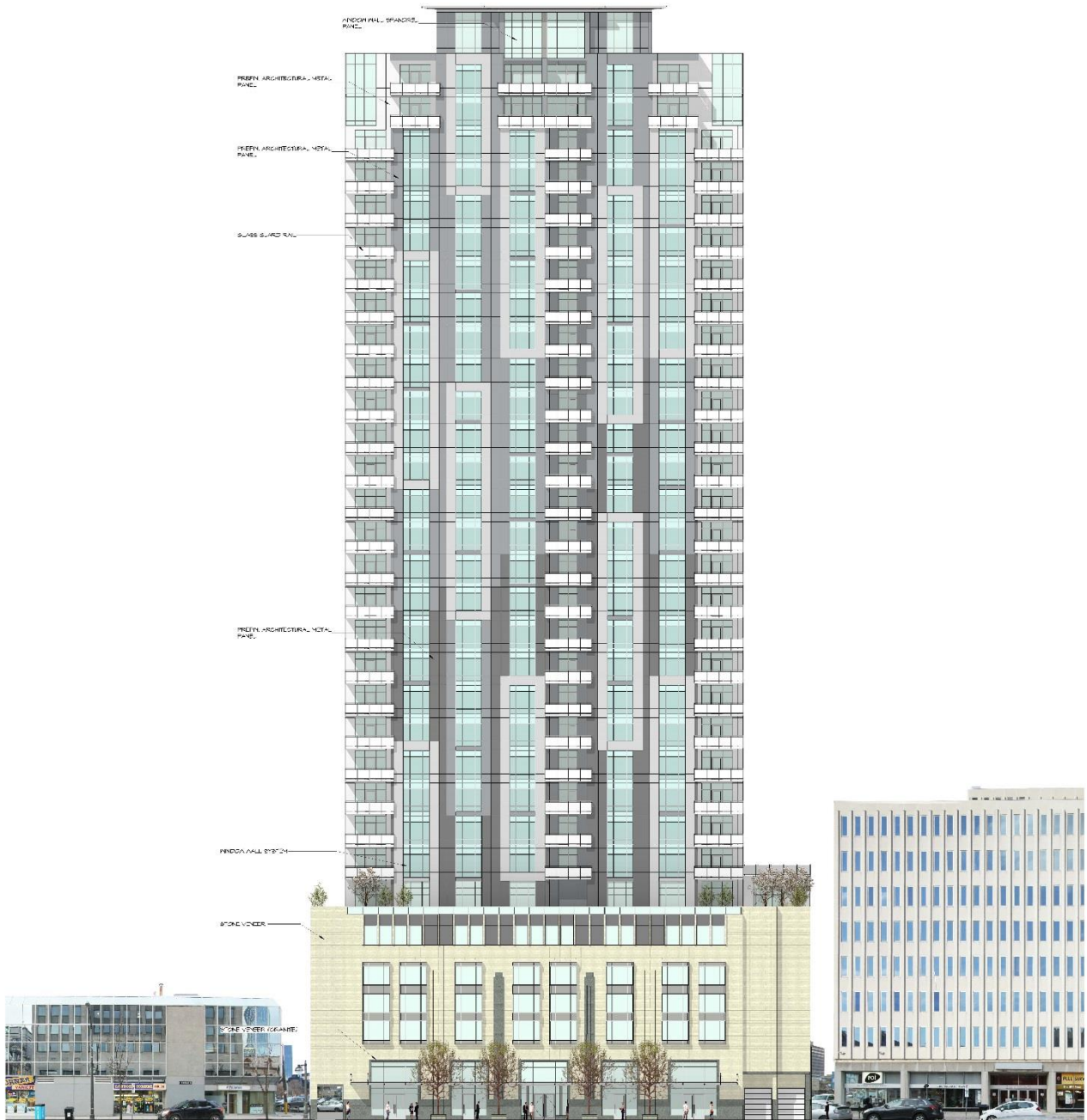
Subject Site: **455 Clarence St**
 Applicant: **1016790 Ontario Limited C/O S. Matous-Anastasiadis**
 File Number: **Z-8560**
 Planner: **Mike Corby**
 Created By: **Mike Corby**
 Date: **2015-12-14**
 Scale: **1:2500**

LEGEND

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

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





**1016790 ONTARIO LIMITED
MIXED USE DEVELOPMENT**

455 Clarence Street, London, Ontario

EAST ELEVATION / STREET VIEW

Scale: 1 : 180

Date Issued: 2016/05/11

**WASYLKO
ARCHITECT INC.**

370 QUEENS AVE
LONDON ON
N6E 1J5
TEL: 663.0638
FAX: 663.3758

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