



Z-8745  
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July 12, 2017

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

### **APPLICANT:**

Rygar Corporation Inc.

### **LOCATION:**

150 Dundas Street & 153 Carling Street - see attached map

### **PURPOSE AND EFFECT:**

The purpose and effect of the requested Zoning By-law amendment is to permit a mixed-use development of 27 storeys with 600m<sup>2</sup> of ground floor commercial space and 200 residential units.

### **POSSIBLE AMENDMENT**

Change Zoning By-law Z.-1 from a holding Downtown Area (h-3\*DA1\*D350) Zone which permits a wide range of residential, commercial and retail uses, with a maximum density of 350 units per hectare, to a Downtown Area Bonus (DA1\*D350\*B-( )) Zone which permits a wide range of residential, commercial and retail uses, a reduced residential tower setback, and an increased maximum density of 1,498 units per hectare in return for the provision of eligible bonusable facilities, services or matters outlines in section 19.4.4 of the Official Plan, such as enhanced urban design and the provision of public art.

The subject lands are also the subject of a request for demolition of a heritage designated property.

### **PUBLIC MEETING:**

By letter dated March 22, 2017, 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, July 31, 2017, no earlier than 4:30 p.m.** Meetings are held in the Council Chambers of City Hall, located on the third floor 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, 519-661-2489 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 519-661-2489 extension 4013, e-mail [tpark@london.ca](mailto:tpark@london.ca)) would be pleased to discuss any concerns you may have with this application.

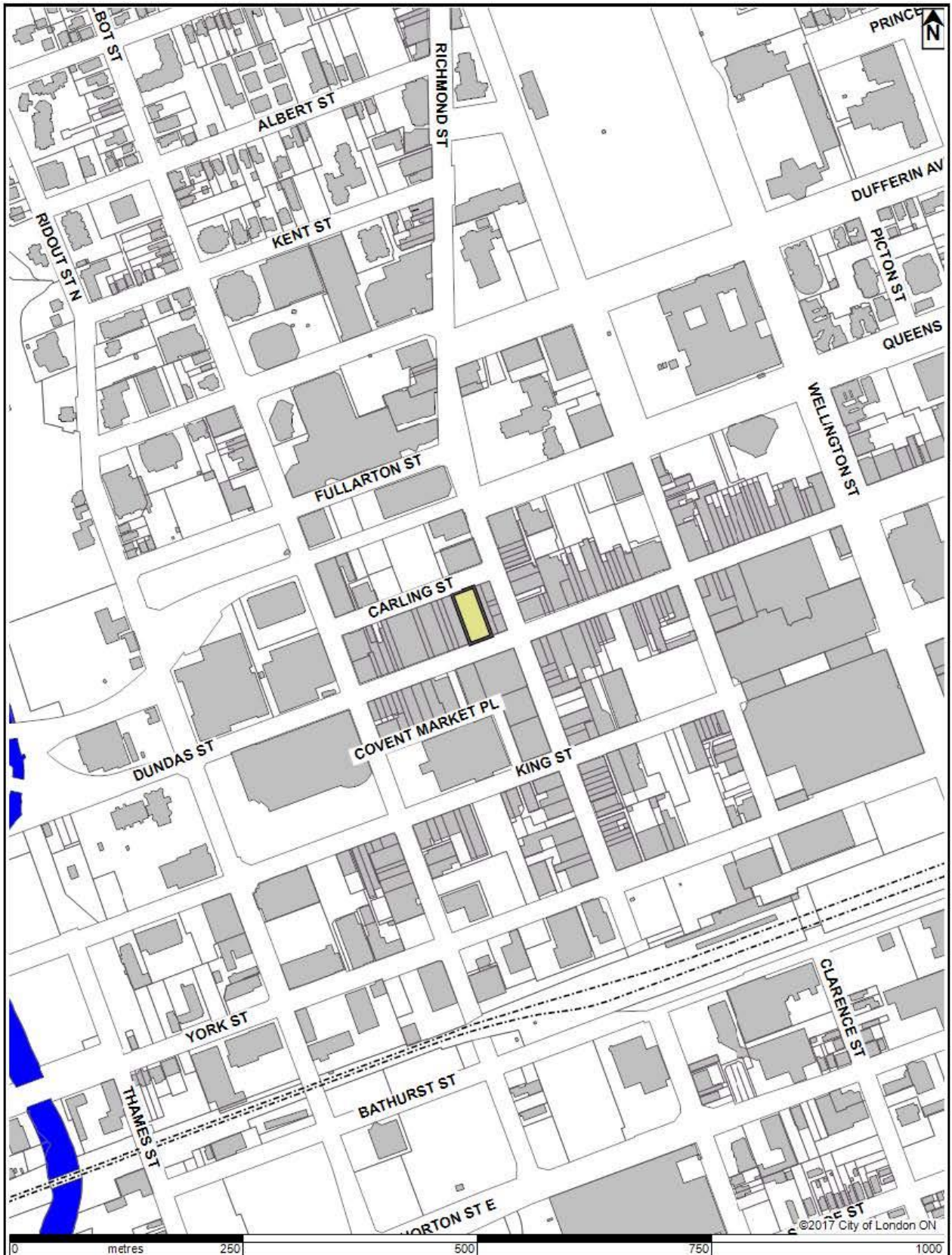
### **FOR MORE INFORMATION:**

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 Sonia Wise at 519-661-2489 extension 5887, referring to "Z-8745".**

### **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.






0 250 500 750 1000 metres

**LOCATION MAP**

Subject Site: **150 Dundas St and 153 Carling St**  
 Applicant: **RYGAR PROPERTIES INC**  
 File Number: **Z-8745**  
 Planner: **Sonia Wise**  
 Created By: **Sonia Wise**  
 Date: **2017-03-20**  
 Scale: **1:5000**

**LEGEND**

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

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



Z-8745: 150 Dundas Street & 153 Carling Street: Conceptual Rendering – Dundas Street Façade

