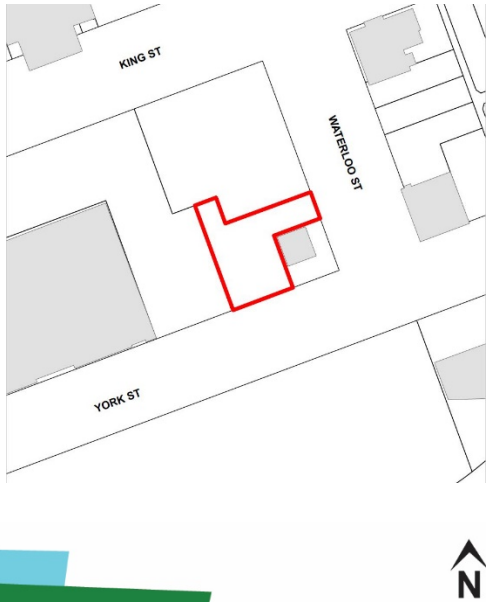




# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 324 York Street



**File: TZ-8917**

**Applicant: Bradel Properties Ltd.**

#### **What is Proposed?**

Zoning amendment to allow for the continued use of the existing surface commercial parking lot for an additional three (3) years through an extension of the temporary zone.

## LEARN MORE & PROVIDE INPUT

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Please provide any comments by **July 27, 2018**

Sonia Wise

[swise@london.ca](mailto:swise@london.ca)

519-661-CITY (2489) ext. 5887

Planning Services, City of London, 206 Dundas St., London ON N6A 1G7

File: TZ-8917

[london.ca/planapps](http://london.ca/planapps)

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You may also discuss any concerns you have with your Ward Councillor:

Tanya Park

[tpark@london.ca](mailto:tpark@london.ca)

519-661-CITY (2489) ext. 4013

**If you are a landlord, please post a copy of this notice where your tenants can see it.  
We want to make sure they have a chance to take part.**

Date of Notice: June 27, 2018

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## Requested Zoning By-law Amendment

To change the zoning by amending the temporary use provisions of the existing holding Downtown Area Special Provision/Temporary (h-3\*DA1(1)\*D350\*H95/DA1(3)\*D350\*H95/T-71) Zone to extend the temporary commercial parking lot use for an additional three (3) years. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca/planapps](http://london.ca/planapps).

### Current Zoning

**Zone:** h-3\*DA1(1)\*D350\*H95/DA1(3)\*D350\*H95/T-71

**Permitted Uses:** A broad range of commercial, service, office, residential, retail, and institutional uses are permitted

**Special Provisions:** Existing special provisions allow for the additional use of convention centre

**Residential Density:** 350 units per hectare maximum

**Height:** 90m maximum

**Temporary Zone:** T-71 allows for surface commercial parking expiring on June 12, 2018

### Requested Zoning

**Zone:** h-3\*DA1(1)\*D350\*H95/DA1(3)\*D350\*H95/T-71

**Permitted Uses:** A broad range of commercial, service, office, residential, retail, and institutional uses will continue to be permitted

**Special Provision(s):** Existing special provisions will continue to allow for the additional use of convention centre

**Residential Density:** 350 units per hectare maximum

**Height:** 90m maximum

**Temporary Zone:** T-71 request for an extension to allow for surface commercial parking for an additional three (3) years

## 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, service, office, institutional, entertainment, cultural, and high density residential uses as the main permitted uses.

The subject lands are in the Downtown Place Type in *The London Plan* (Council-adopted but not fully in force and effect), permitting a broad range of residential, retail, service, office, cultural, institutional, hospitality, entertainment, recreational and other related uses as the main permitted uses. The site is also located within the Downtown London Heritage Conservation District and will be guided by Our Move Forward: London's Downtown Plan.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the page at [london.ca](http://london.ca).

### See More Information

You can review additional information and material about this application by:

- visiting Planning Services at 206 Dundas Street, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps).

## Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning Services staff's recommendation to the City's Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

## **Attend a Future Public Participation Meeting**

The Planning and Environment Committee will consider the requested zoning changes on a date that has not yet been scheduled. The City will send you another notice inviting you to attend this meeting, which is required by the *Planning Act*. You will also be invited to provide your comments at this public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## **What Are Your Legal Rights?**

### **Notification of Council Decision**

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at [docservices@london.ca](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

### **Right to Appeal to the Local Planning Appeal Tribunal**

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

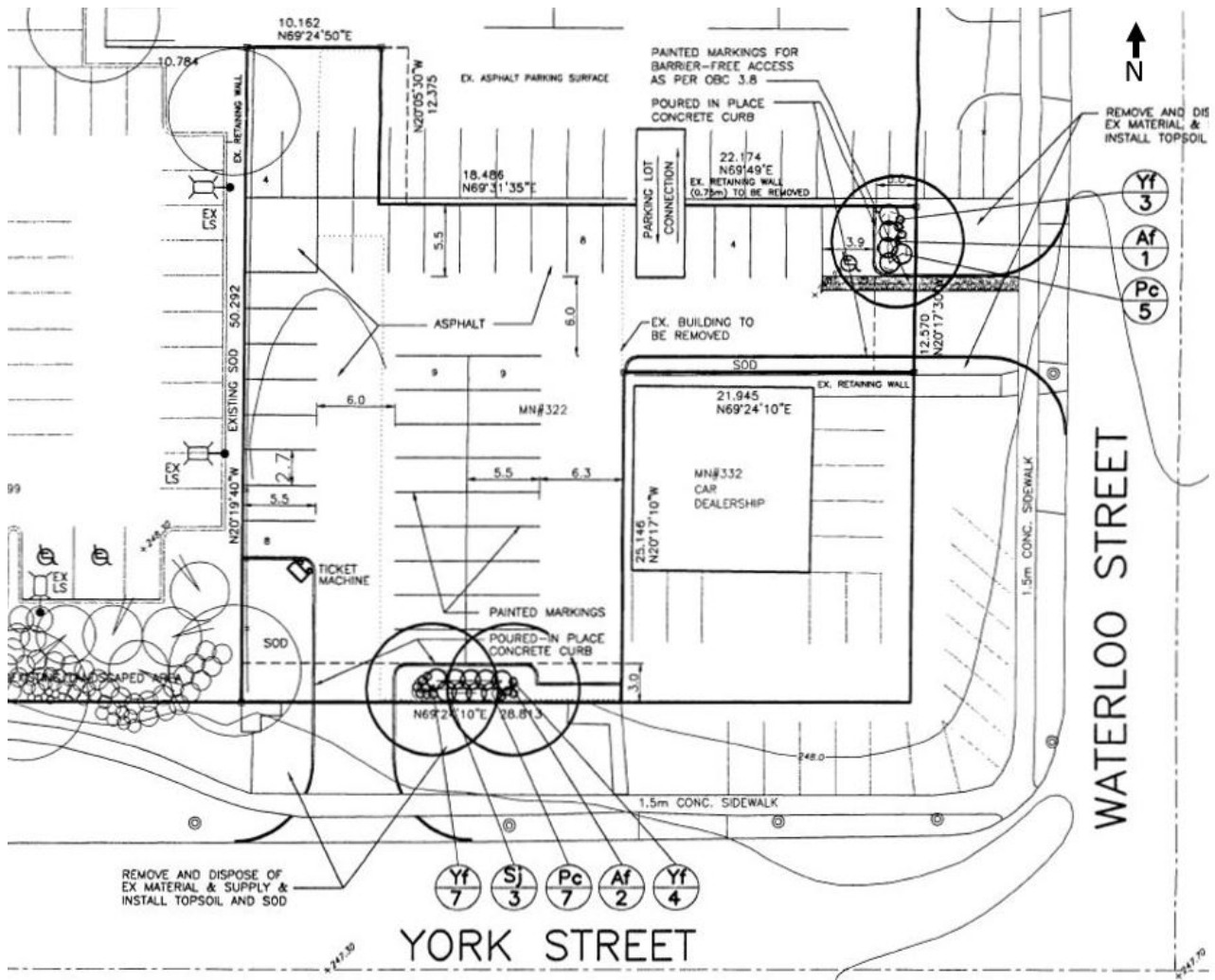
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

### **Notice of Collection of Personal Information**

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-CITY(2489) ext. 4937.

***Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.***

# Site Concept



## Conceptual Site Plan

The above image represents the applicant's proposal as submitted and may change.