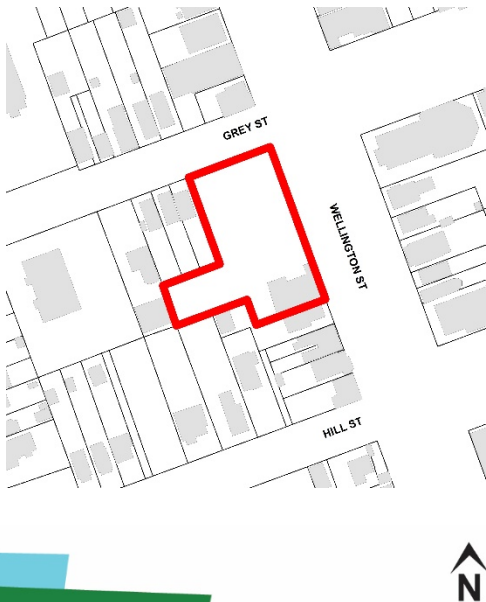


# REVISED APPLICATION AND PUBLIC MEETING NOTICE

## Zoning By-Law Amendment

### 147-149 Wellington Street and 253-257 Grey Street



**File: Z-8905**

**Applicant: JAM Properties Inc.**

#### What is Proposed?

Zoning amendment to allow:

- An 18-storey (63 metre) apartment building;
- 246 residential units (560uph);
- Two levels of underground parking (162 spaces);
- 38 surface parking spaces.

## YOU ARE INVITED!

Further to the Notice of Application you received on May 9, 2018, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Tuesday, October 9, 2018, no earlier than 4:45 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Mike Corby  
mcorby@london.ca  
519-661-CITY (2489) ext. 4657  
Planning Services, City of London,  
206 Dundas St., London ON N6A 1G7  
File: Z-8905

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

To speak to your Ward Councillor:

Tanya Park  
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.**

# 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 from a Business District Commercial Special Provision (BDC(8)) Zone and Business District Commercial Special Provision (BDC(4) Zone to a Business District Commercial Special Provision Bonus (BDC(8))\*B( ) Zone and Business District Commercial Special Provision Bonus (BDC(4))\*B( ) Zone. 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:** BDC(4) & BDC(8)

**Permitted Uses:** Provides for and regulates a mix of retail, restaurant, neighbourhood facility, office and residential uses.

**Special Provision(s):** BDC(4) a) Permitted Uses: i) Any use permitted in the BDC and BDC2 Zones; ii) Group homes type 2. BDC(8) a) Permitted Uses: i) Any use permitted in the BDC and BDC2 Zone variations; ii) Group Home Type 2. b) Regulations: i) Lot Area (Minimum) 4000 m<sup>2</sup> (43,057.00 sq.ft.). ii) Lot Depth (Minimum) 45 m (147.64 ft.). iii) Landscaped Open Space (Minimum) 15%. iv) Coverage (Maximum) 30 %. v) Special Regulation Any buildings or structures and their permitted uses must front onto an Arterial Street. vi) Off-Street Parking (Minimum) Front Yard Parking setback shall be 3 metres (10.0 feet) to any arterial street.

**Residential Density:** 250uph

**Height:** 12 metres

### Requested Zoning

**Zone:** BDC(4)\*B( ) & BDC(8)\*B( )

**Permitted Uses:** Same uses as existing zoning

**Special Provision(s):** Same special provisions will exist.

**Residential Density:** 560 uph

**Height:** 63 metres

**Bonus Zone:** The bonus zone would permit a residential density of 560uph and maximum height of 63 metres in return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan. Other provisions such setbacks, lot coverage and a parking reduction 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 Main Street Commercial Corridor and High Density Residential in the Official Plan, which permits small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings as the main uses.

The subject lands are in the Rapid Transit Corridor Place Type in *The London Plan*, permitting a range of retail, service, office, cultural, recreational, and institutional uses.

## 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*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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 [Participating in the Planning Process](http://london.ca/planapps) 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).

## **Attend This Public Participation Meeting**

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the 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



# Building Renderings



The above images represent the applicant's proposal as submitted and may change.