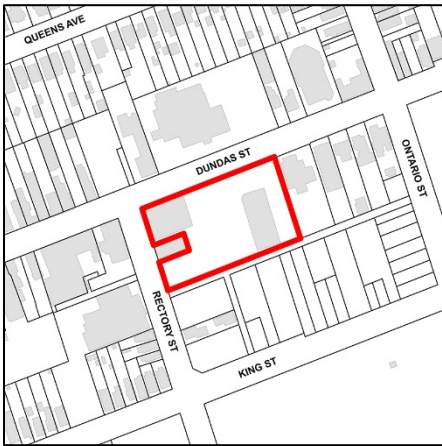


Zoning By-law Amendment

809 Dundas Street



File: Z-8875

Applicant: Paramount Development (London) Inc.

What is Proposed?

Zoning amendment to allow for a mixed use development with:

- Two (2) residential apartment buildings with heights of 24 storeys and a 3 storey podium
- A total of 480 residential units and a density of 710 units per hectare
- A range of commercial uses, with a total gross floor area of 1,845m²
- Two levels of underground parking



YOU ARE INVITED!

Further to the Notice of Application you received on February 21, 2018, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, November 12, 2018, no earlier than 7:00 p.m.

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

For more information contact:

Sonia Wise
swise@london.ca
519-661-CITY (2489) ext. 5887
Development Services, City of London, 300
Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9
File: Z-8875

london.ca/planapps

To speak to your Ward 4 Councillor:

Jesse Helmer Ward 4
jhelmer@london.ca
519-661-CITY (2489) ext. 4004

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.

Requested Zoning By-law Amendment

To change the zoning from an Office Residential/Business District Commercial Special Provision (OR*BDC(20)*D250*H46) Zone to a Business District Commercial Special Provision Bonus (BDC(20)*D250*H46*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.

Current Zoning

Zone: OR*BDC(20)*D250*H46 Zone

Permitted Uses: a wide range of commercial, retail and residential uses including: animal hospitals, apartment buildings, bake shops, clinics, commercial recreation establishments, commercial parking structures, converted dwellings, day care centres, dry cleaning and laundry depots, duplicating shops, emergency car establishments, existing dwellings, financial institutions, grocery stores, laboratories, laundromats, libraries, medical/dental offices, offices, personal service establishments, private clubs, restaurants, retail stores, service and repair establishments, studios, video rental establishments, lodging house class 2, cinemas, brewing on premises establishment, food store, animal clinic, convenience store, post office, convenience service establishments, dwelling units, bed and breakfast establishments, antique store, police stations, artisan workshop, craft brewery; theatres, hotels, restaurants, taverns, assembly halls, places of worship, community centres, funeral homes, institutions, schools and fire halls; with a maximum density of 250 units per hectare and an approximate height of 15 storeys (46m)

Requested Zoning

Zone: BDC(20)*D250*H46*B-___

Permitted Uses: the existing range of uses permitted by the Business District Commercial Zone variation

Special Provisions: an increased lot coverage

Residential Density: 710 units per hectare

Height: 82m – 24 storeys

Bonus Zone: A bonus zone is requested to allow for the increase in height and density in return for the facilities, services and matters described in section 19.4.4 of the 1989 Official Plan and policies 1638-1655 of The London Plan such as enhanced urban design, underground parking and affordable housing.

A Planning Justification Report, Urban Design Brief, Heritage Impact Statement, Transportation Impact Assessment, and Sanitary Servicing Capacity Analysis have been prepared to assist in the evaluation of this application.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan and The London Plan, London's long-range planning documents. The subject lands are in the Rapid Transit Corridor in *The London Plan* (Council-adopted but not in full force and effect), permitting a range of residential, retail, service, office, cultural, recreational, mixed-use buildings and institutional uses. These lands are currently designated as Main Street Commercial Corridor in the Official Plan, which are long-established, mixed-use, pedestrian-oriented business districts. The main permitted uses include: 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, and residential uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and 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) page at london.ca.

See More Information

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

- visiting Development Services at 300 Dufferin Ave, 6th floor, 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.

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 official plan amendment and 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. 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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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 add the person or public body as a party.

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 is not entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board.

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.

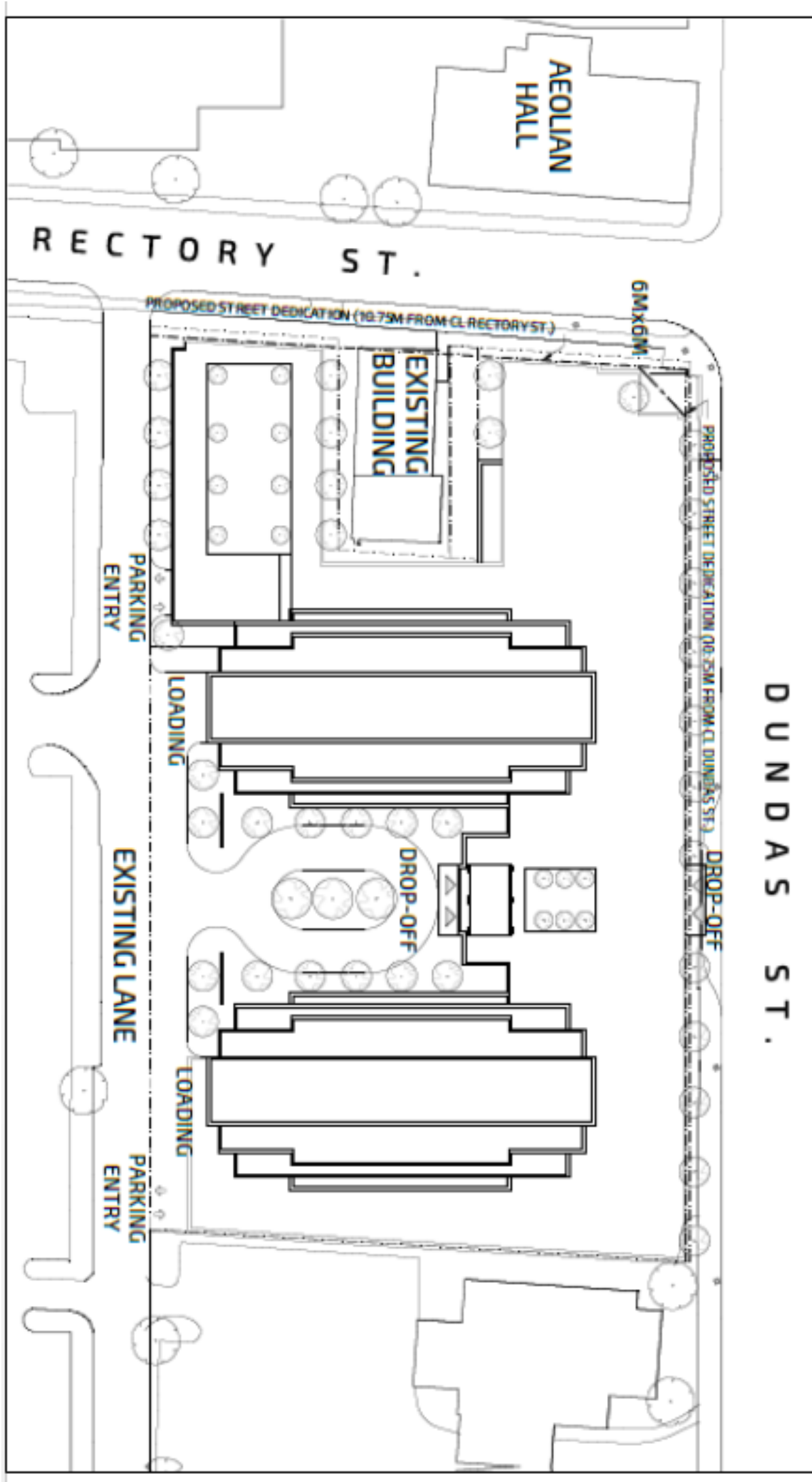
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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 or 519-661-CITY(2489) extension 2425 for more information.

Site Concept



Z-8875: Conceptual Site Plan

DUNDAS ST.

Conceptual Site Plan

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

Building Rendering



Z-8875: Conceptual Rendering

Conceptual Rendering

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