



NOTICE OF PLANNING APPLICATION AND NOTICE OF PUBLIC MEETING

Official Plan and Zoning By-law Amendments

Hamilton Road Corridor Planning Study

File: OZ-8997

Applicant: The Corporation of the City of London

What is Proposed?

Official Plan and Zoning amendments to allow:

- Expanded range of uses
 - Reduction in parking requirements
 - Require new development to front on Hamilton Road
 - Make it easier to combine lots in certain locations to create larger parcels
 - Increase in maximum permitted height to 13 metres
 - Require certain design features for new development to ensure fit
 - The addition of definitions to the Zoning By-law is being considered to implement the above
- *A map of the area subject to the proposed amendments is attached to this notice.**

LEARN MORE & PROVIDE INPUT

Please provide any comments by **December 12, 2019** for inclusion in the staff report; comments submitted after December 12, 2019 but before January 2, 2020 will be forwarded directly to the Planning and Environment Committee

Michelle Knieriem

mknieriem@london.ca

519-661-CITY (2489) ext. 4549

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

File: OZ-8997

www.getinvolved.london.ca/hamiltonroad

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

Ward 1 – Councillor Michael van Holst

Email: mvanholst@london.ca Telephone: 519-661-CITY(2489) ext. 4001

Ward 13 – Councillor Arielle Kayabaga

Email: akayabaga@london.ca Telephone: 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: December 5, 2019

Application Details

Full copies of the proposed amendments will be available on or before December 5, 2019 on the study website: www.getinvolved.london.ca/hamiltonroad.

Commonly Used Planning Terms are available at london.ca.

Requested Amendment to the 1989 Official Plan

An amendment is requested for select properties in the Low Density Residential, Light Industrial, and Neighbourhood Commercial Node designations to add a Specific Area Policy to Chapter 10. This would apply to the following: 1-31, 60-76, 181-201, 218-282, 330-342, 608-642, 722, 798-940, 809-945 Hamilton Road, 10 Elm Street, 580 Grey Street, 435 Bathurst Street, 245, 265 Maitland Street, 152 Pine Lawn Avenue, 123 East Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalger Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, 129-137 Giles Street, 111-113, 90-92 Rectory Street, 821-871 Stedwell Street, 60, 73-81 Chesley Avenue, 86 Anderson Avenue, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalger Street, 961-983 Ormsby Street, 197, and 217-227 Egerton Street. The purpose and effect of this amendment is to allow an expanded range of residential, retail, service and office uses in alignment with The London Plan and to allow certain properties that are generally north and south of properties fronting Hamilton Road to develop with properties fronting Hamilton Road if the lots are consolidated.

Requested Amendment to The London Plan (New Official Plan)

An amendment is proposed to add a Specific Policy Area to the Neighbourhoods Place Type and to Map 7 of The London Plan for select properties in the Neighbourhoods Place Type that are generally located north and south of properties in the Main Street Place Type that front Hamilton Road. This amendment would apply to the following properties: 90-92, 111-113 Rectory Street, 821-871 Stedwell Street, 60, 75-81 Chesley Avenue, 86 Anderson Avenue, 119 Smith Street, 63-69 Sackville Street, 898-914 Trafalger Street, 961-983 Ormsby Street, 197, 217-227 Egerton Street. The purpose and effect of this amendment is to allow certain properties in the Neighbourhoods Place Type that are north and south of properties fronting Hamilton Road between Rectory Street and Egerton Street to be developed with properties in the Main Street Place Type which front on Hamilton Road.

Requested Zoning By-law Amendments

Area 1

For properties on the north and south sides of Hamilton Road generally between Bathurst Street and Rectory Street and Egerton Street and Highbury Avenue (see Area 1 on attached map)

(Applies to: 1-399, 60-384, 603-945, 610-940 Hamilton Road, 435 Bathurst Street, 245, 265 Maitland Street, 495 Horton Street, 580 Grey Street, 170 Adelaide Street North, 10 Elm Street, 152 Pine Lawn Avenue, 123 East Street)

To rezone the properties to a Business District Commercial Special Provision (BDC()H13) Zone. The purpose and effect of the requested zone change is to allow an expanded range of uses, to require new development to front Hamilton Road, to increase the maximum permitted height to 13 metres (4 storeys), and to require certain design features to ensure fit. Changes to the currently permitted land uses and development regulations are summarized below.

Current Zoning

Zone: Various

Permitted Uses: Various

Special Provision(s): Various

Height: Various

Requested Zoning

Zone: Business District Commercial Special Provision (BDC()H13)

Permitted Uses: Any uses permitted in BDC1 and BDC2 zones (which allow a variety of service, commercial, and residential uses).

Special Provision(s): Special provisions will be included to require new development to front onto Hamilton Road and to require certain design features to ensure fit.

Height: 13 metres

The City may consider additional special provisions or holding provisions where appropriate.

Area 2

For properties on the north and south sides of Hamilton Road generally between Rectory Street and Egerton Street (see Area 2 on attached map) (Applies to: 407-601, 414-608 Hamilton Road, 109 Rectory Street, 209 Egerton Street)

To rezone the properties to a Business District Commercial Special Provision (BDC()H13) Zone. The purpose and effect of the proposed zone change is to allow an expanded range of uses, to require commercial uses at-grade, to require new development to front Hamilton Road, to increase the maximum permitted height to 13 metres (4 storeys), and to require certain design features to ensure fit. Changes to the currently permitted land uses and development regulations are summarized below.

Current Zoning

Zone: Various

Permitted Uses: Various

Special Provision(s): Various

Height: Various

Requested Zoning

Zone: Business District Commercial Special Provision (BDC()H13)

Permitted Uses: Any uses permitted in BDC1 and BDC2 zones (which allow a variety of service, commercial, and residential uses). Dwelling units, emergency care establishments, lodging house class 2 units, and accessory dwelling units may only be permitted on the rear portion of the ground floor or on the second floor or above, with any or all of the other permitted uses in the front portion of the ground floor.

Special Provision(s): Special provisions will be included to require new development to front onto Hamilton Road and to require certain design features to ensure fit.

Height: 13 metres

The City may consider additional special provisions or holding provisions where appropriate.

Area 3

For properties generally to the north and south of properties fronting Hamilton Road or Horton Street, generally between Bathurst Street and Rectory Street and Egerton Street and Highbury Avenue (see Area 3 on attached map) (Applies to: 485 Horton Street, 162 Adelaide Street North, 150-156, 165 Dreaney Avenue, 689-695 Little Grey Street, 1-5 Pearl Street, 126-128 Inkerman Street, 128-138, 149 Mamelon Street, 11-15 Hyatt Avenue, 747-753 Little Hill Street, 31 Redan Street, 184-190 Egerton Street, 54-60, 63-65 Hydro Street, 1023-1057 Trafalger Street, 130-138, 145, 167-173, 164-174 Price Street, 134-142, 145 Arundell Street, 19-21 Elm Street, 44-50, 53 Tennyson Street, 15-23 Hyla Street, 158-166, 167 Brisbin Street, 157-159, 180-182, 191-193 St. Julien Street, 6-8, 15 Hume Street, 156 Madison Avenue, 150, 151 Pine Lawn Avenue, 110, 119 East Street, 108-112, 117, 140, 157-159 Sanders Street, 78-82, 95, 136, 139-143 Elgin Street, 92, 101-109, 129-137 Giles Street)

To add a Business District Commercial Special Provision (BDC()H13) Zone to the existing zoning permissions on the properties. The purpose and effect of the proposed zone change is to allow for an expanded range of uses, to make it easier to combine lots to create larger parcels fronting Hamilton Road, to require new development to front Hamilton Road, to increase the maximum permitted height to 13 metres (4 storeys), and to require certain design features to ensure fit. Changes to the currently permitted land uses and development regulations are summarized below.

Current Zoning

Zone: Various

Permitted Uses: Various

Special Provision(s): Various

Height: Various

Requested Zoning

Zone: Existing Zone/Business District Commercial Special Provision (BDC()H13)

Additional Permitted Uses: Any uses permitted in BDC1 and BDC2 zones (which allow a variety of service, commercial, and residential uses) if the building has frontage on Hamilton Road.

Special Provision(s): Special provisions will be included to require new development using the Business District Commercial permissions to front onto Hamilton Road and to require certain design features to ensure fit.

Height: 13 metres for BDC uses on the subject site if the building fronts on Hamilton Road

The City may consider additional special provisions or holding provisions where appropriate.

Area 4

For properties generally to the north and south of properties fronting Hamilton Road, generally between Rectory Street and Egerton Street (see Area 4 on attached map) (Applies to 90-92, 111-113, Rectory Street, 821-871 Stedwell Street, 60, 73-81 Chesley Avenue, 86 Anderson Avenue, 22, 36, 37 Pegler Street, 119-121 Smith Street, 63-69 Sackville Street, 898-914 Trafalger Street, 961-983 Ormsby Street, 197, 217-227 Egerton Street)

To add a Business District Commercial Special Provision (BDC()H13) Zone to the existing zoning permissions on the properties. The purpose and effect of the proposed zone change is to allow for an expanded range of uses, to make it easier to combine lots to create larger parcels fronting Hamilton Road, to require new development to front Hamilton Road, to increase the maximum permitted height to 13 metres (4 storeys), and to require certain design features to ensure fit. Changes to the currently permitted land uses and development regulations are summarized below.

Current Zoning

Zone: Various

Permitted Uses: Various

Special Provision(s): Various

Height: Various

Requested Zoning

Zone: Business District Commercial Special Provision (BDC()H13)

Additional Permitted Uses: Any uses permitted in BDC1 and BDC2 zones (which allow a variety of service, commercial, and residential uses) if the building has frontage on Hamilton Road, in addition to the uses already permitted on the subject sites. Dwelling units, emergency care establishments, lodging house class 2 units, and accessory dwelling units may only be permitted on the rear portion of the ground floor or on the second floor or above, with any or all of the other permitted uses in the front portion of the ground floor.

Special Provision(s): Special provisions will be included to require new development using the Business District Commercial permissions to front onto Hamilton Road and to require certain design features to ensure fit

Height: 13 metres for BDC uses on the subject site if the building fronts onto Hamilton Road
The City may consider additional special provisions or holding provisions where appropriate.

General Amendments

Requested Zoning

Amendments to Section 2: Definitions

Add the following definition:

“Façade openings – means any window or entrance on a façade which provides clear visibility or access from the outside to goods, exhibits or the interior spaces of buildings”.

The purpose and effect of this amendment is to add a new defined term to the Zoning By-law.

Amendments to Schedule “B”: Key Maps (Parking)

To change the Parking Standard for the areas near Hamilton Road, as shown on the attached map, from a Parking Standard Area 2 to a Parking Standard Area 1.

The purpose and effect of this amendment is to reduce the required parking for properties identified in the as Areas 1, 2, 3 and 4 on the attached map.

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*. 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 [Participating in the Planning Process](#) page at [london.ca](#).

See More Information

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

- visiting City Planning, 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.

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 City Planning 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 Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at its meeting of January 6, 2020. 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 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.

Map of Hamilton Road Corridor Planning Study Areas

Legend

Area 1

Area 2

Area 3

Area 4

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