

# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

**725-735 Dundas St, 389-393 Hewitt St, a  
portion of 700 King St, and other properties**



**File: Z-9155**

**Applicant: East Village Holdings Ltd.**

### What is Proposed?

Zoning amendment to allow:

- A 24-storey (78.2m), mixed use commercial/residential apartment building containing 278 residential units;
- 5 commercial units with a total of 870m<sup>2</sup> of commercial floor area;
- 259 parking spaces;
- A maximum density of 750 units per hectare for all properties; and
- A comprehensive zone for the subject site and broader land holding.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **January 16, 2020**

Sonia Wise

swise@london.ca

519-661-CITY (2489) ext. 5887

Development Services, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: Z-9155

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

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

Jesse Helmer

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

## Requested Zoning By-law Amendment

To change the zoning from a Business District Commercial Special Provision Bonus (BDC(24)\*D160\*H36\*B-32) Zone and a Business District Commercial Special Provision (BDC(19)\*D250\*H46) Zone to a Business District Commercial Special Provision (BDC(24)\*D160\*H36\*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:** Business District Commercial Special Provision Bonus (BDC(24)\*D160\*H36\*B-32) Zone and a Business District Commercial Special Provision (BDC(19)\*D250\*H46) Zone

**Permitted Uses:** animal hospitals, apartment buildings with any or all other permitted uses on the first floor, bake shops, clinics, commercial recreation establishments, commercial parking structures and/or lots, converted dwellings, day care centres, dry cleaning and laundry depots, duplicating shops, emergency care 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 establishment, dwelling units restricted to 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, bed and breakfast establishments, antique store, police stations, artisan workshop, craft brewery, hotels, taverns, assembly halls, places of worship, community centres, funeral homes, institutions, schools and fire halls.

**Special Provisions:** BDC(19): Permitted Uses: Any use permitted in the BDC1 and BDC2 Zone variations; dwelling units, emergency care establishments, lodging house class 2 units and accessory dwelling units may only be permitted in 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; theatres. Prohibited Uses: commercial parking lots and structures and accessory parking lots fronting on Dundas Street, and within 15m of Dundas Street; uses with drive-through facilities. Regulations: front and exterior side yard setback – 0m; front yard depth 1.2m per 3m of main building height or fraction thereof above 12m, parking – Notwithstanding the requirements in Section 4.19, within Parking Standard Area 1 no parking shall be required for residential development.

BDC(24): Permitted Uses: Any use permitted in the BDC1 and BDC2 Zone variations; dwelling units, emergency care establishments, lodging house class 2 units and accessory dwelling units may only be permitted in 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; theatres. Prohibited Uses: commercial parking lots and structures and accessory parking lots fronting on Dundas Street, and within 15m of Dundas Street; uses with drive-through facilities. Regulations: front and exterior side yard setback – 0m; front yard depth 1.2m per 3m of main building height or fraction thereof above 12m.

**Residential Density:** 160 - 250 units per hectare

**Height:** 36m - 46m

**Bonus Zone:** The B-32 bonus zone allows for a maximum height of 80m and a maximum density of 600 units per hectare, in return for enhanced urban design underground parking, the promotion of transit usage and the revitalization of the Old East District.

### Requested Zoning

**Zone:** Business District Commercial Special Provision (BDC(24)\*D160\*H36\*B-( )) Zone

**Permitted Uses:** the full range of existing permitted uses are requested

**Special Provisions:** the BDC(24) described above is requested for the entirety of the property

**Residential Density:** A base density of 160 units per hectare

**Height:** A base height of 36m

**Bonus Zone:** A bonus zone is requested to permit the 24 storey height at 78.2m (80m) and a total density of 750 units per hectare for all properties within the proposed zone, in return for eligible facilities, service and matters outlines in Section 19.4.4 of the 1989 Official Plan, policies 1638-1655 of The London Plan and section 3.4 of the Old East Village Dundas Street Corridor Secondary Plan.

## 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 in the 1989 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.

The subject lands are in the Rapid Transit Corridor Place Type and in the Old East Village Main Street segment in *The London Plan*, permitting a wide range of uses at a walkable and neighbourhood scale. The lands are also within the Old East Village Dundas Street Secondary Plan within the Old East Village Core and King Street Character Areas which encourages mixed use buildings as the preferred form of development and contemplates high rise residential uses through the use of bonusing up to 24 storeys.

## 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 [Participating in the Planning Process](#) 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, 6<sup>th</sup> 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](#).

### 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 Development 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 Community Information Meeting

A community information meeting will be held in your neighbourhood to present this proposal and obtain input from interested members of the public. The meeting has not yet been scheduled, but will be in advance of the Future Public Meeting described below. You will receive a separate notice inviting you to this meeting. The Community Information Meeting is not the public meeting required by the Planning Act and attendance at this meeting does not create a right to appeal the decision of Council to the Local Planning Appeal Tribunal.

### 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/>.

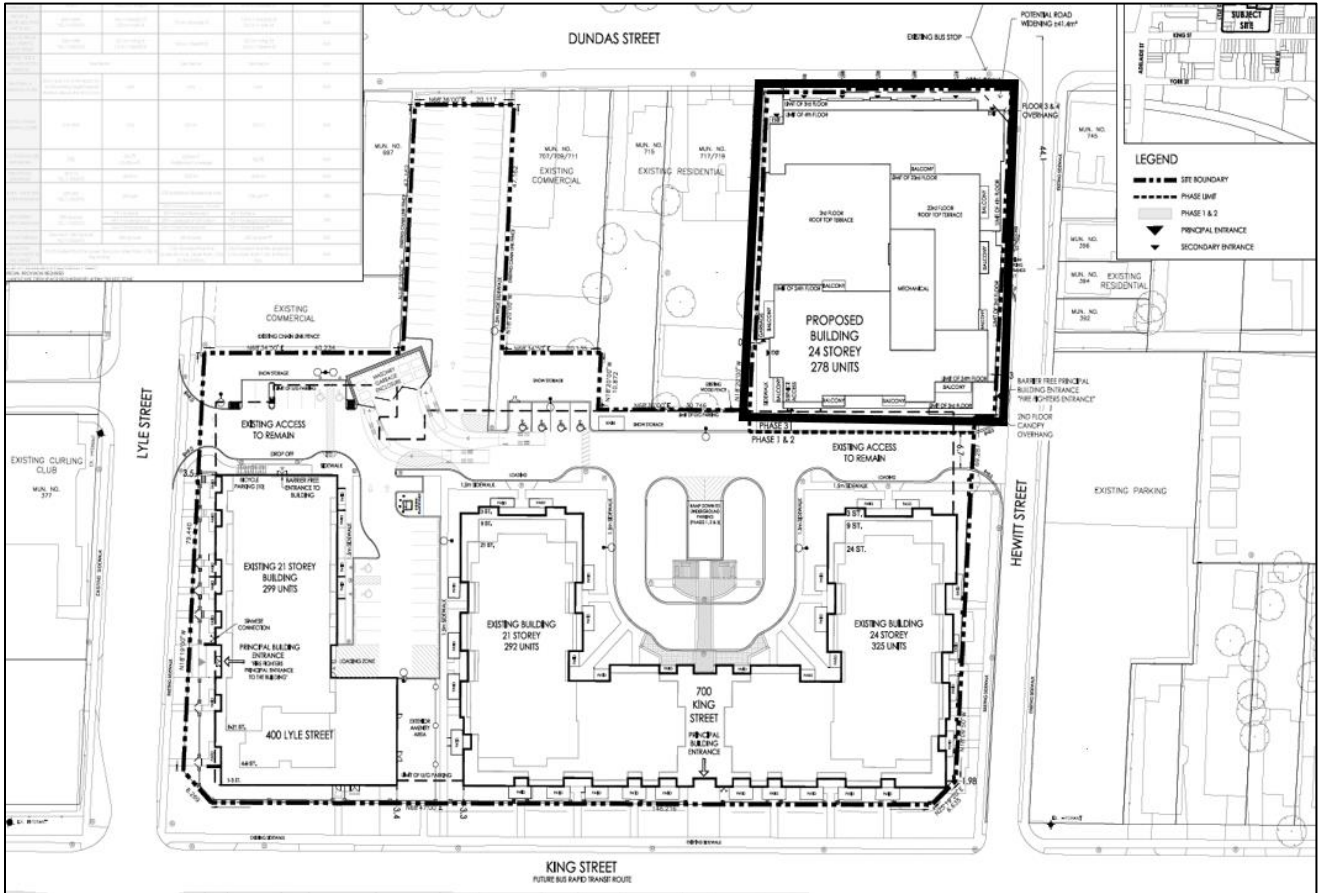
## **Notice of Collection of Personal Information**

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.

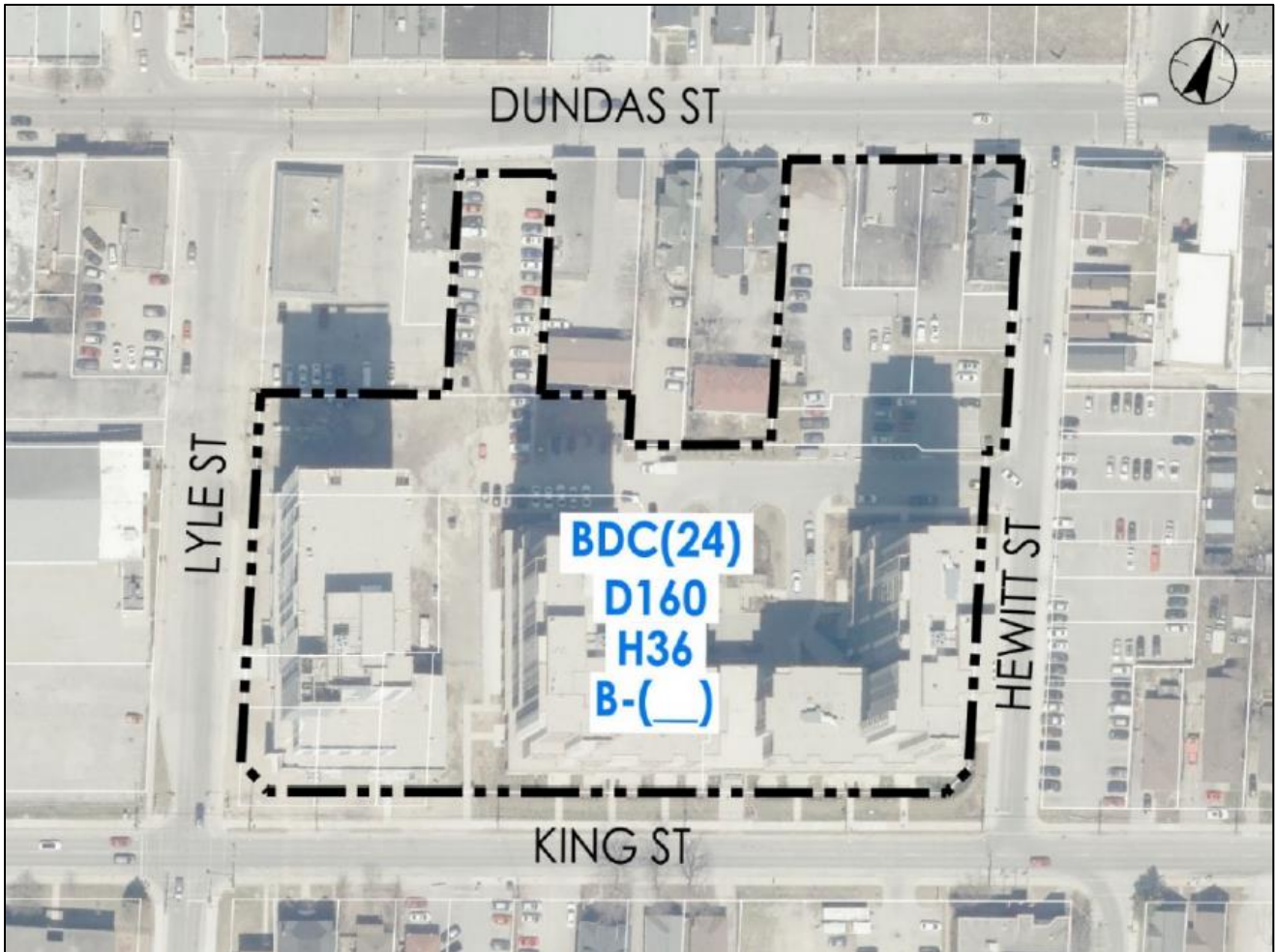
***Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.***



# Site Concept



**Site Concept Plan**



**Proposed Zoning Amendment**

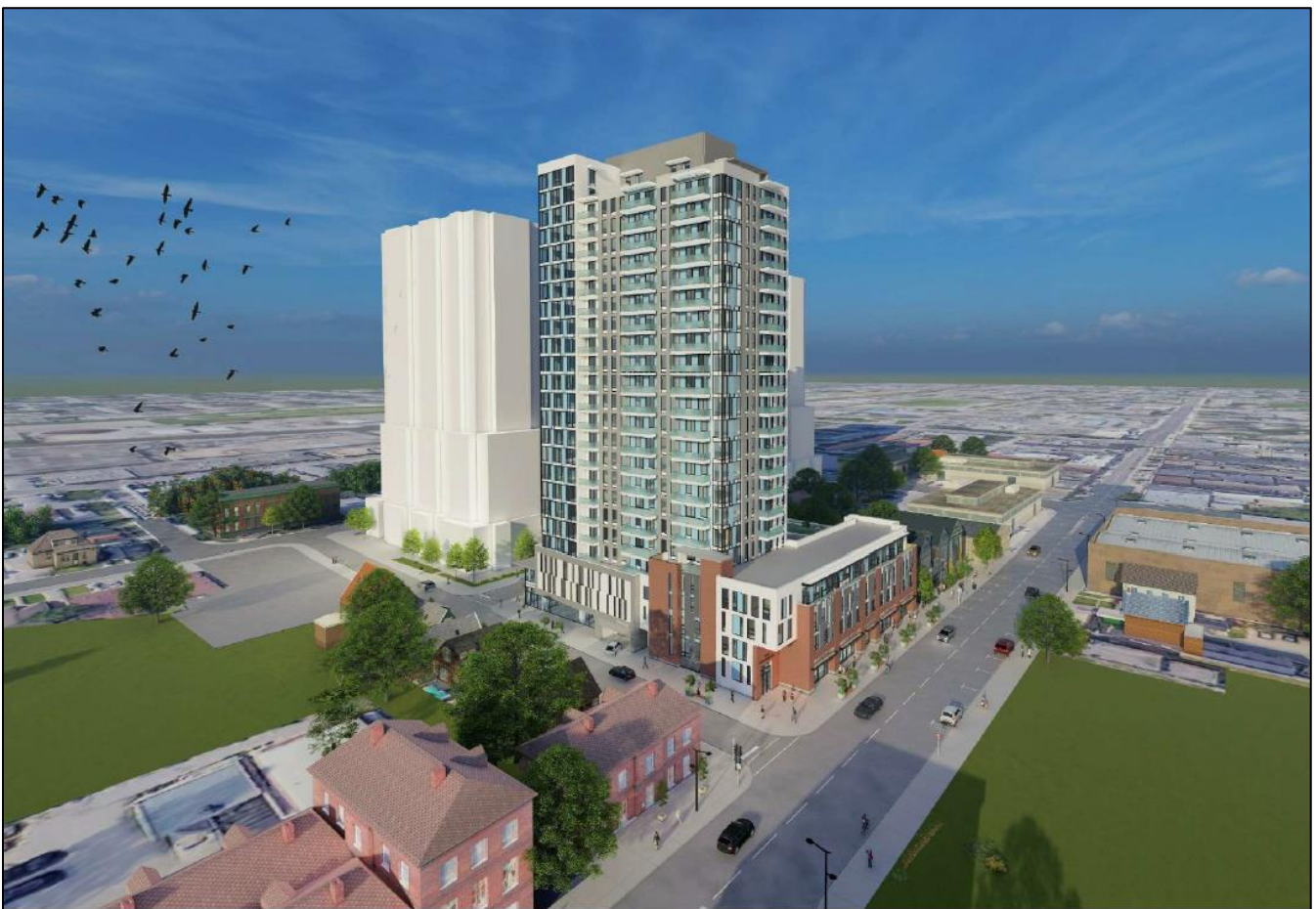
The above image represents the applicant's proposal as submitted and may change.



## Building Renderings



***Conceptual Rendering – Northwest View***



***Conceptual Rendering – Northeast View***

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