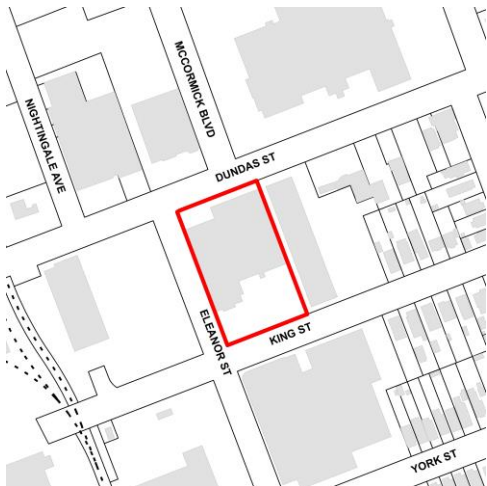




NOTICE OF REVISED APPLICATION & NOTICE OF PUBLIC MEETING

Official Plan and Zoning By-law Amendments

1153-1155 Dundas Street



File: O-9207 & Z-9198

Applicant: City of London & Zelinka Priamo Ltd.

What is Proposed?

Official Plan and Zoning amendments to allow:

- a mix of office, retail, artisan workshops, restaurant, craft brewery,
- a reduction of parking to permit fifty-five (55) on-site parking spaces, and
- outdoor patios up to a total of 225 m² to be exempt from parking requirements.

YOU ARE INVITED!

Further to the Notice of Application you received on May 20, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, March 29, 2021, no earlier than 5:00 p.m.

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

Please refer to the enclosed Public Participation Meeting Process insert.

For more information contact:

Laurel Davies Snyder
lsnyder@london.ca
519-661-CITY (2489) ext. 4651
City Planning, City of London,
206 Dundas St., London ON N6A 1G7
File: O-9207 & Z-9198

london.ca/planapps

To speak to your Ward Councillor:

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.**

Date of Notice: March 11, 2021

Application Details

Requested Amendment to the 1989 Official Plan

The City has initiated an Official Plan Amendment (OPA) to bring the 1989 Official Plan designation for these lands into conformity with the policies of The London Plan, the new Official Plan for the City of London. The requested amendment is to change the designation from Light Industrial (LI) to Main Street Commercial Corridor (MSCC) to permit a mix of uses including office, retail, artisan workshops, restaurant, and craft brewery.

Requested Zoning By-law Amendment

To change the zoning from a Light Industrial (LI2) Zone to a Business District Commercial Special Provision BDC() Zone to permit a mix of office, retail, artisan workshops, restaurant, craft brewery, and a site-specific regulation for a reduction of parking to permit fifty-five (55) on-site parking spaces and for outdoor patios up to a total of 225 m² to be exempt from parking requirements. Changes to the currently permitted land uses and development regulations are summarized below.

The Official Plans and the Zoning By-law are available at london.ca.

Current Zoning

Zone: Light Industrial 2 (LI2)

Permitted Uses: Bakeries; Business service establishments; Laboratories; Manufacturing and assembly industries; Offices support; Paper and allied products industries excluding pulp and paper and asphalt roofing industries; Pharmaceutical and medical product industries; Printing, reproduction and data processing industries; Research and development establishments; Warehouse establishments; Wholesale establishments; Custom workshop; Brewing on premises establishments; Service Trade; Existing Self-storage Establishments; Artisan Workshop; Craft Brewery; Dry cleaning and laundry plants; Food, tobacco and beverage processing industries excluding meat packaging; Leather and fur processing excluding tanning; Repair and rental establishments; Service and repair establishments; Service trades; Textile processing industries.

Special Provision(s): None

Residential Density: Not applicable.

Height: Maximum of 15 metres if abutting a residential zone; 50 metres if abutting a non-residential zone.

Bonus Zone: Not applicable.

Requested Zoning

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

Permitted Uses: Animal hospitals; Apartment buildings, with any or all of the 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 establishments; 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.

Special Provision(s): Reduction in parking requirements; exemption of outdoor patios of a maximum size from parking requirements.

Residential Density: This proposal does not contemplate residential uses; however residential uses are permitted in the BDC base zone. In BDC Zone variations, the height and density of each apartment building over the standard zone height and/or containing units outside existing structures, will be established through a zoning by-law amendment application, and be indicated on Schedule A of the Zoning By-law.

Height: No change to existing building height requested.

Bonus Zone: Not applicable.

A Heritage Impact Study (HIA), a Parking Justification Study, and a Planning Justification Report have been prepared to assist in the evaluation of this application.

Planning Policies

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

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 public meeting notice 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.

See More Information

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

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and 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. Neighbourhood Associations are listed on the Neighbourgood website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

Please refer to the enclosed Public Participation Meeting Process insert.

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 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 <https://olt.gov.on.ca/contact/local-planning-appeal-tribunal/>.

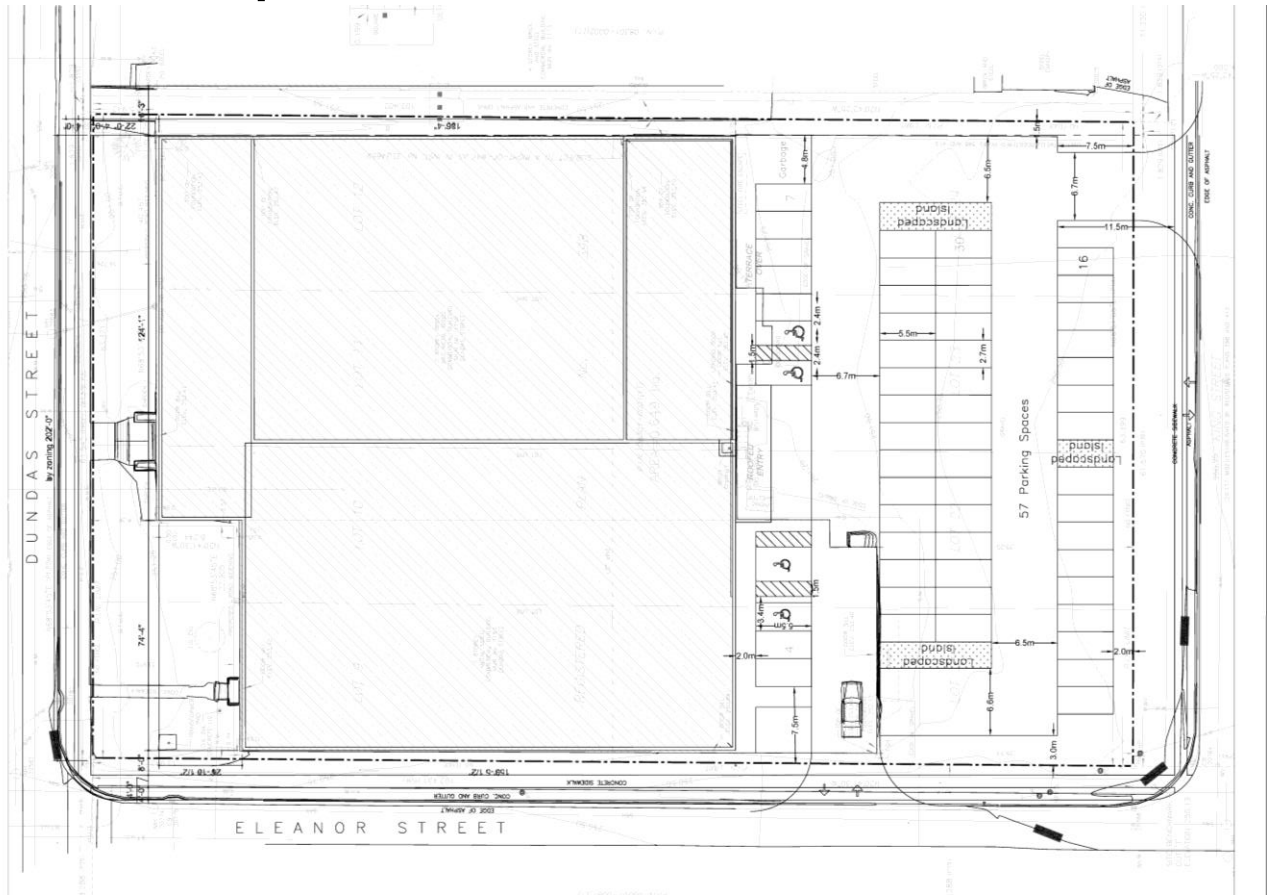
Notice of Collection of Personal Information

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

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at planning@london.ca or 519-661-4980 by March 22, 2021 request any of these services.

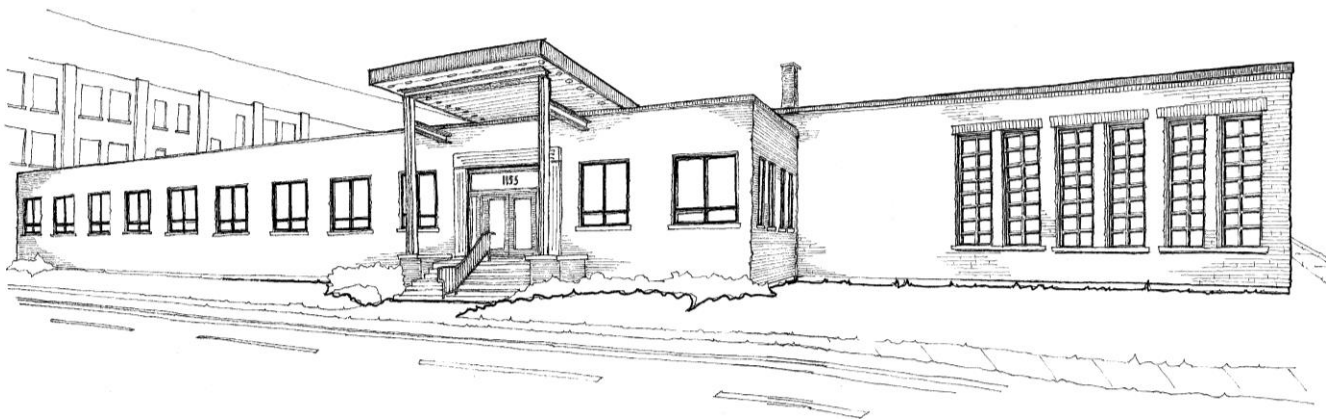
Site Concept



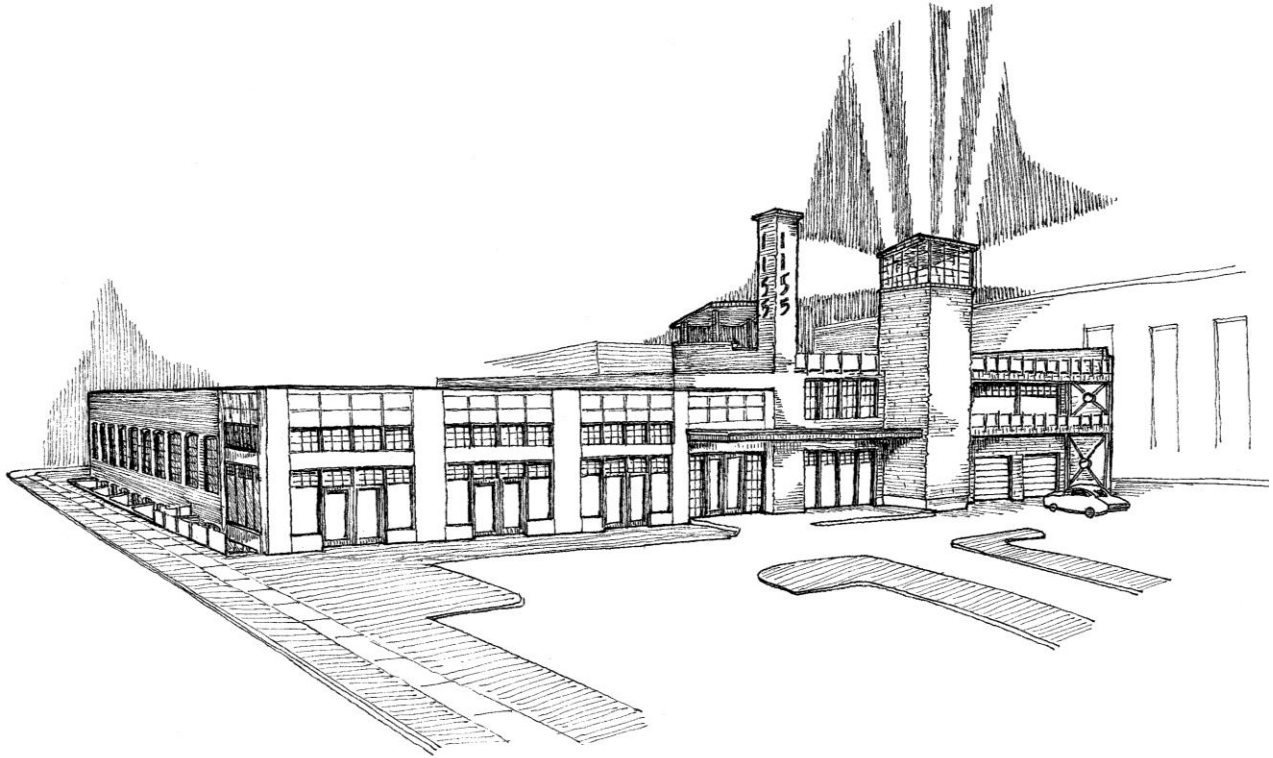
Site Plan Concept for 1153-1155 Dundas Street, October 2020

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

Building Renderings



Conceptual illustration of the front of the building at 1153-1155 Dundas Street (looking south on Dundas Street)



Conceptual illustration of the rear of the building at 1153-1155 Dundas Street (looking north on King Street)

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



Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified. The capacity for individuals in City Hall meeting rooms and the Council Chambers Public Gallery will reflect the requirement for 2m physical distancing, with designated seating and standing areas being provided.

Please refer to the public meeting notice for all options available for you to participate in the planning process.

Public Participation Meeting (PPM) Process

- Members of the public are asked to “pre-register” to speak in person at a PPM. Speakers will be limited to five minutes of verbal presentation.
 - **Pre-register by calling 519-661-2489 ex. 7100; or by emailing PPMClerks@london.ca** Please indicate the PPM subject matter when contacting the Clerk’s Office. Registrations will be confirmed.¹
 - When pre-registering, members of the public will have a brief COVID-19 health screening and will be asked to self-screen prior to entering City Hall.
 - When pre-registering, members of the public will be advised which meeting room to attend on the second floor of City Hall.
- Presentations will be strictly verbal; any other submission of photos, slides or written information must be made outside of the PPM. These can be forwarded to the Planner associated with this application and/or to the registration email, noted above. In order to be considered, all submissions should be made prior to the Council meeting when the Planning and Environment Committee recommendation regarding the subject matter is considered.

Public Participation Meeting (PPM) Process – At the meeting

- Members of the public should self-screen before entering City Hall. You likely will be greeted by security upon entering the building.
- Members of the public should convene in the assigned seating, in the appropriate meeting room for the PPM as noted in the pre-registration.
- Each committee room will broadcast the meeting taking place in the Council Chambers.
- City Staff will be in each room to assist members of the public.
- When appropriate, individual members of the public will have an opportunity to speak to the committee, using the camera/microphone in the committee room. Floor markings will indicate where to stand.

Council Chambers

- Committee members and staff will be present in the Chambers (physically, or by remote attendance).
- There will be no public access to the Council floor.

¹ Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990 RSO 1990, c.P. 13*, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.