



O-9207 & Z-9198 1153-1155 Dundas Street

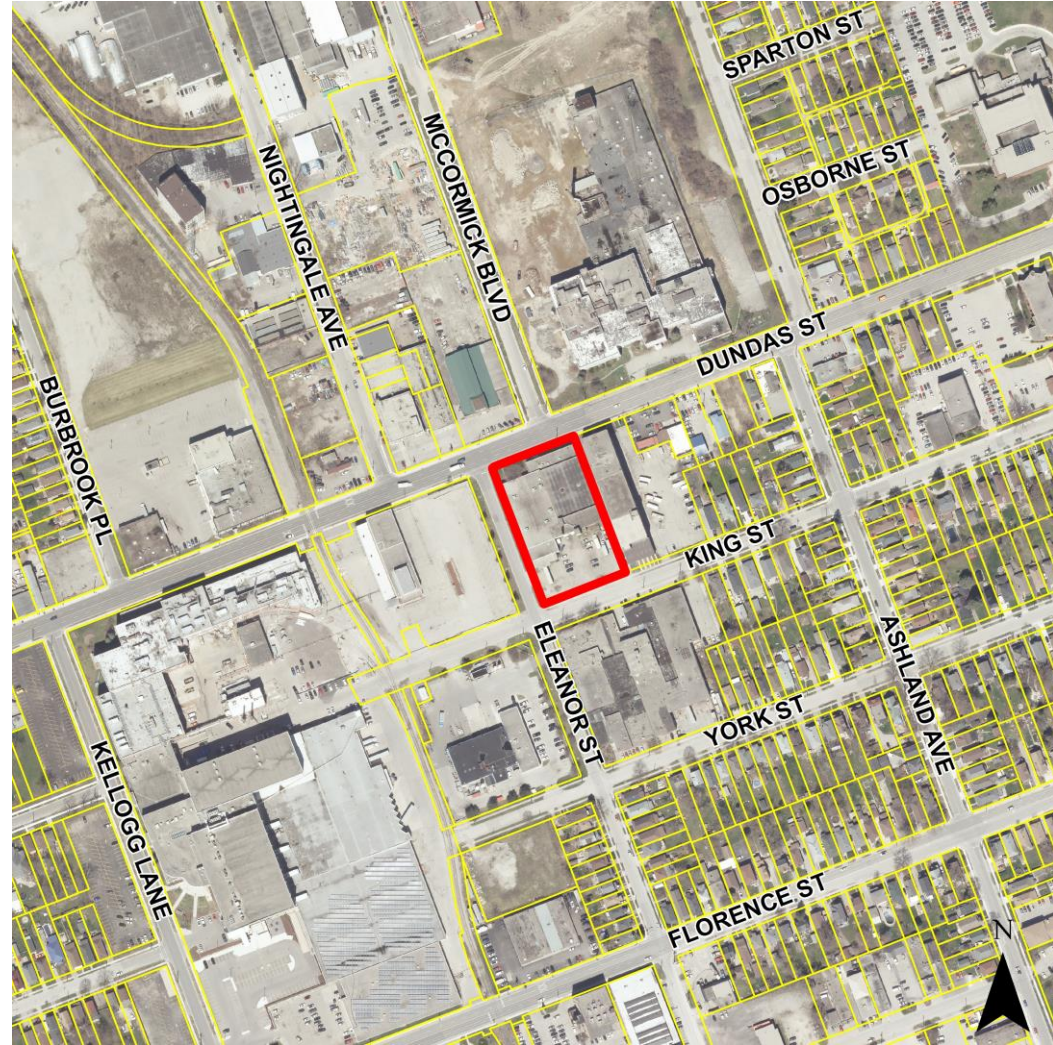


City of London and Zelinka Priamo Ltd.

March 29, 2021

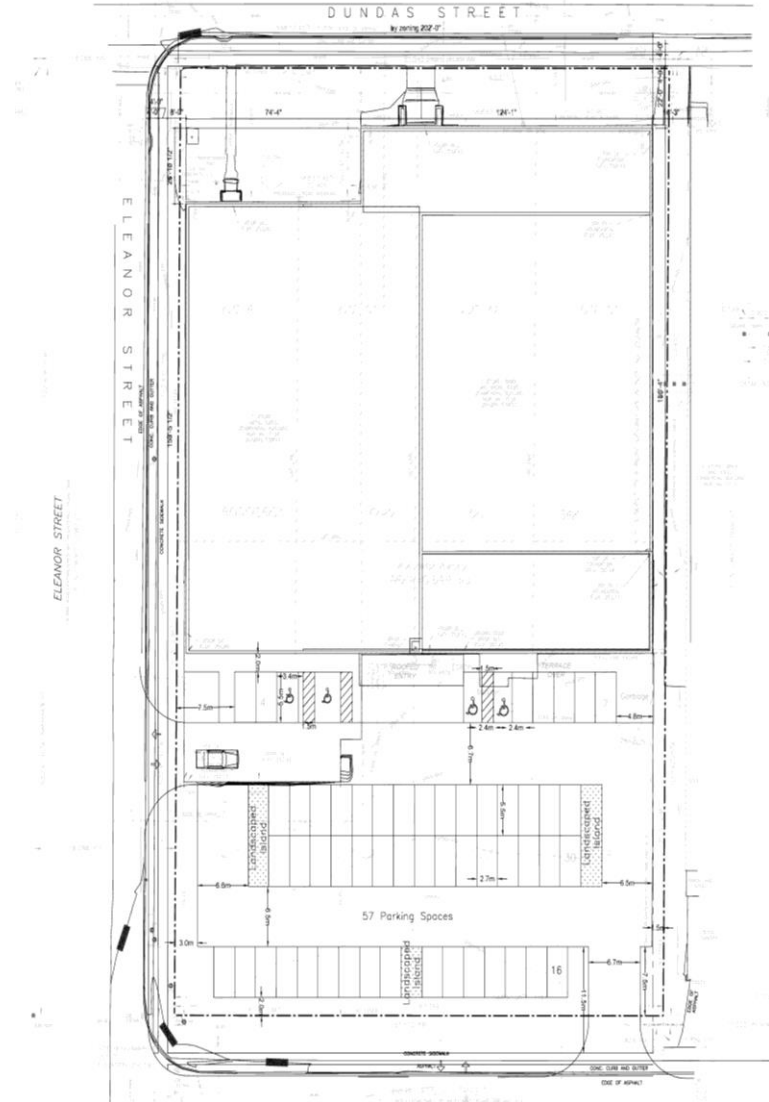


Subject Site



Requested Amendment

- Request to allow mix of office, retail, artisan workshops, restaurant, craft brewery.
- Special provisions to allow:
 - reduction of parking to permit fifty-five (55) on-site parking spaces;
 - and,
 - exemption of outdoor patios up to a total of 225 m² from parking requirements.



Issue 1: Heritage & Built Form

- Listed heritage property in The Smokestack District.
- The PPS & The London Plan prioritize and support conservation of built heritage, using existing sites & buildings, regenerating of settlement areas, maintaining sense of place, defining unique character of areas.
- Proposed adaptive re-use of the building will not alter the building's massing or height. Proposed work: remove exterior cladding, open blocked windows where possible, add two outdoor patios, add a roof over existing main entrance, repair brick.
 - Will result in conservation and enhancement of listed heritage site.
 - Consistent with policies, directions, priorities in the PPS, The London Plan, the 1989 Official Plan, Heritage Places 2.0.
- No concerns from City's Heritage Planner; support from Architectural Conservancy Ontario (ACO) – London Branch.



Issue 2: Species at Risk (SAR) – Chimney Swifts & Barn Swallows

- Species at Risk Branch (SARB) of the Ministry of the Environment (MOE) identified:
 - occurrences of Chimney Swifts on subject site; and,
 - occurrences of Barn Swallows in the general area.
- The PPS and The London Plan state that natural features and areas shall be protected.
 - Includes Habitat of Endangered Species.
- Species at Risk Field Assessment completed by Applicant to address polices and requirements of Endangered Species Act.
 - Accepted by SARB.
 - Reviewed by City's ecologist – no concerns with project moving forward.



Issue 3: Public Transit, Active Transportation, Parking

Context

- Rapid Transit Corridor Place Type, Rapid Transit Boulevard Street Classification
- Connected:
 - East London Link Project Area, adjacent to a future Rapid Transit Station
 - Serviced by LTC Bus Service Route #2
 - Public sidewalks on Dundas St, King St, Eleanor St. and within walking distance of established neighbourhoods & planned residential
- Proposed on-site parking located at the rear of the site
- The PPS, The London Plan, the 1989 OP encourage & support transit-supportive development, mixed-use development, reducing vehicle use, active transportation
- The London Plan & Council's Climate Emergency declaration support reducing carbon footprint
- Parking Study completed
- Reduction in parking supported by City of London Transportation

Recommendations

- 1. APPROVE** requested amendment to 1989 Official Plan to change designation from Light Industrial to Main Street Commercial Corridor.
 - Aligns policies of the 1989 OP with the policies of The London Plan.
 - Consistent with the PPS - encourages growth & development in settlement areas, re-use existing buildings & sites, provide range and mix of land uses to support intensification, regeneration, compact and efficient forms of growth.
- 2. APPROVE** requested amendment to change zoning from Light Industrial 2 (LI2) to Business District Commercial with special provisions (BDC(_))
 - Allows mix of uses on the site to support transition from industrial economic base.
 - Allows for adaptive re-use of an existing building and enhancement of architectural heritage – listed building.
 - Allows of efficient use of services and infrastructure.
 - Consistent with Council’s Climate Emergency declaration - transit-supportive development, reduction of parking, reduction of vehicle use.



Policy Snapshot

	Current	Requested
1989 Official Plan	Light Industrial (LI)	Main Street Commercial Corridor (MSCC)
The London Plan	Rapid Transit Corridor (RTC) Place Type	No change requested
Zoning By-law Z.-1	Light Industrial 2 (L12)	Business District Commercial Special Provision (BDC(_))