



1156 Dundas Street

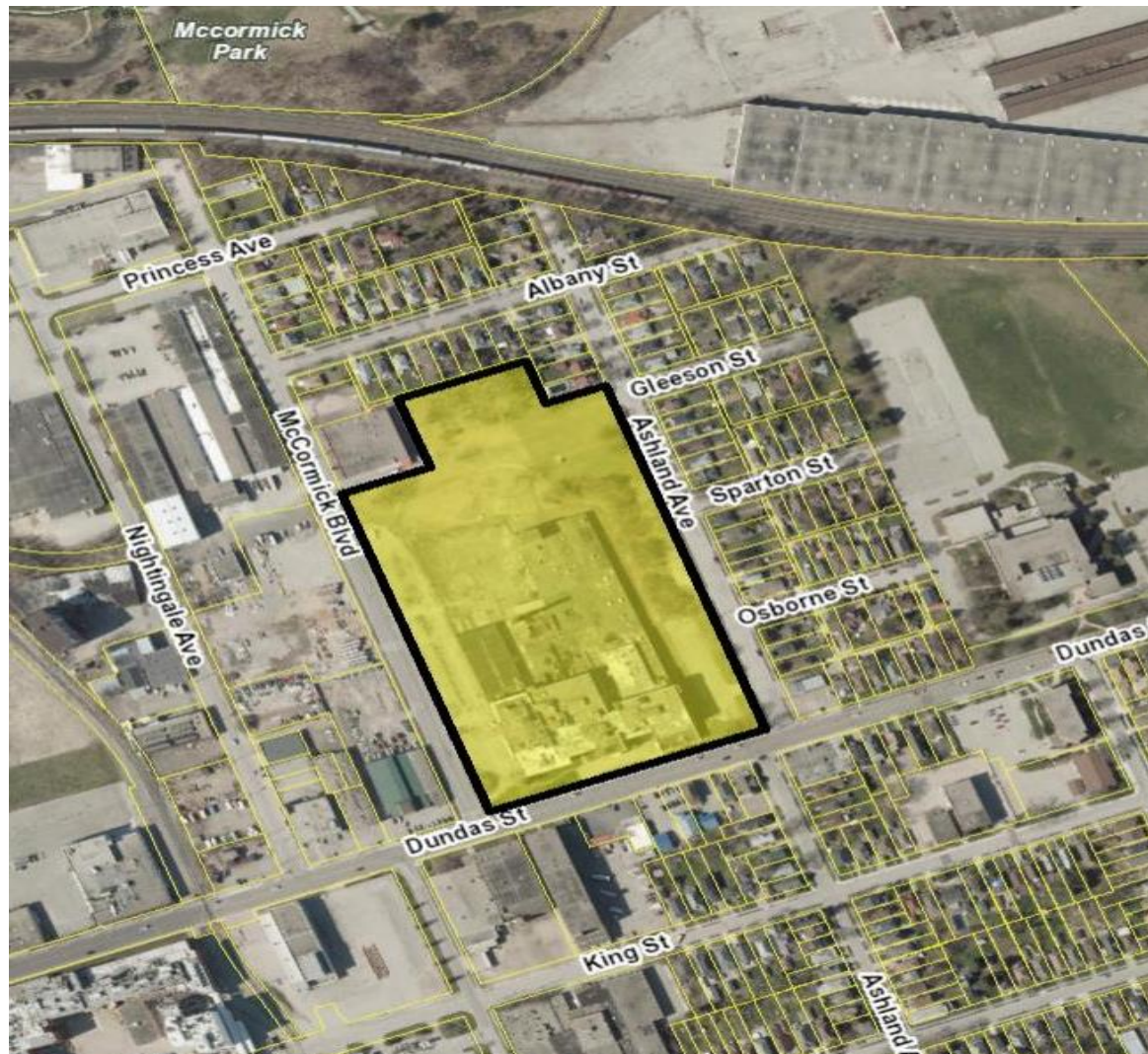


Proposed Draft Plan of Subdivision, Zoning By-law Amendment and Official Plan Amendment

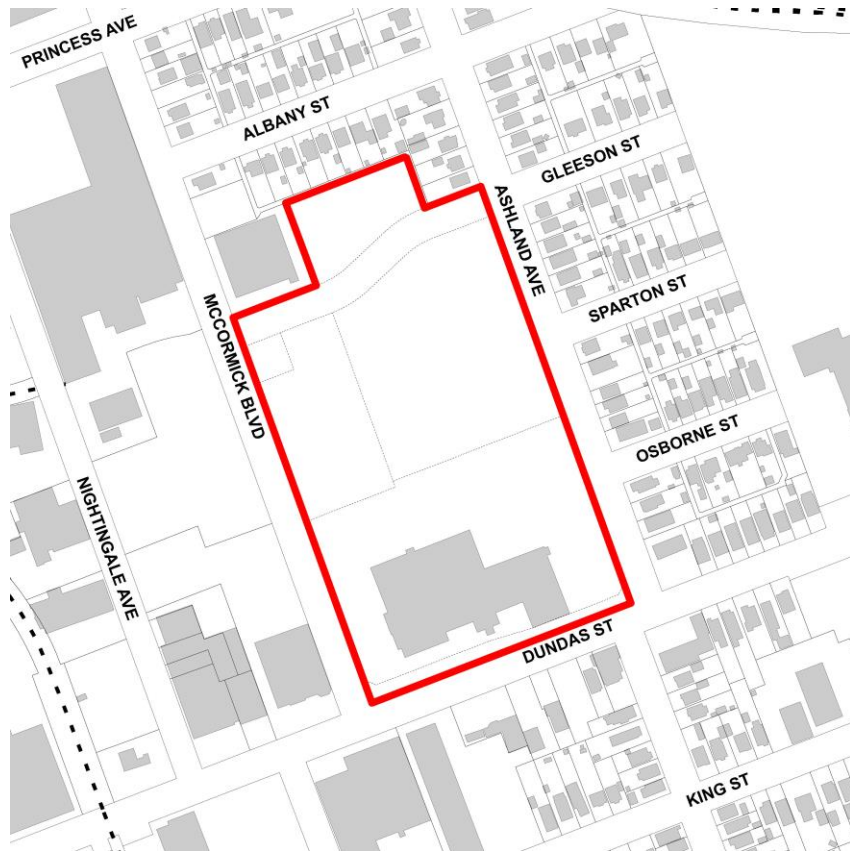
Applicant: McCormick Villages Inc.

File No: 39T-21508 / Z-9440 / O-9545

Property Description



Site Context



Surrounding Properties:

North: existing residential

East: existing residential

South: commercial

West: industrial/office

Current Planning Information

The London Plan: Rapid Transit Corridor and Neighbourhoods

McCormick Area Secondary Plan – Transit Oriented, Mid-Rise Residential and Low-Rise Residential

Z.-1 Zoning By-law - Holding Business District Commercial Special Provision (h-5•h-67•h-120•h-149•h-204•h-205•BDC2(11)•D150•H35) Zone, Holding Residential R6 (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)) Zone, Holding Residential R6 (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)•H15) Zone, Holding Residential R1 (h-67•h-202•h-203•h-205•R1-2) Zone, Open Space (OS1) Zone

Recommended Zoning



Recommendation

It is on the recommendation of the Director of Planning and Development:

- That the recommended Official Plan Amendments and Zoning By-law Amendments be introduced at the Municipal Council meeting on October 17, 2022;
- That the Approval Authority be advised of any issues raised at the public meeting with respect to the application for Draft Plan of Subdivision;
- That the Approval Authority be advised that Municipal Council supports issuing draft approval of the proposed Draft Plan of Subdivision, subject to the prescribed conditions and redline revisions; and,
- That the requested Zoning By-law Amendment on Block 3 of the proposed Draft Plan to permit a maximum height of 21 metres and a maximum density of 150 units per hectare be refused, as it is not consistent with The London Plan and the McCormick Area Secondary Plan.