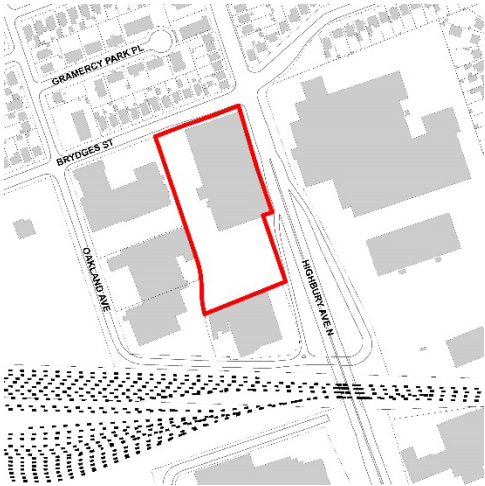




# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 455 Highbury Avenue North



**File: Z-9564**

**Applicant: Highbury Self Storage Equities Ltd.  
(c/o Zelinka Priamo Ltd.)**

#### What is Proposed?

Zoning amendment:

- To permit a self-storage establishment within the existing building.
- Conceptual exterior changes to modernize the appearance of the existing building are proposed.
- Special provisions are requested to permit the proposed use and the existing front yard setback of 0.64 metres whereas 1.5 metres is required

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **December 13, 2022**

Michaella Hynes

[mhynes@london.ca](mailto:mhynes@london.ca)

519-661-CITY (2489) ext. 4753

Planning & Development, City of London

300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO Box 5035 N6A 4L9

File: Z-9564

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

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

Councillor Maureen Cassidy

[mcassidy@london.ca](mailto:mcassidy@london.ca)

519-661-CITY (2489) ext. 4005

**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: November 23, 2022

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a *General Industrial* (GI1) to a *General Industrial Special Provision* (GI1(\_)) Zone to permit a self-storage establishment within the existing building. Conceptual exterior changes to modernize the appearance of the existing building are proposed. Special provisions are requested to permit the proposed use and the existing front yard setback of 0.64 metres, whereas 1.5 metres is required. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** General Industrial (GI1) Zone

**Permitted Uses:** Auction establishments; Automobile body shop; Automobile repair garages; Building or contracting establishments; Dry cleaning and laundry plants; Food, tobacco and beverage processing industries; Manufacturing and assembly industries; Printing, reproduction and data processing industries; Processed goods industries; Repair and rental establishments; Research and development establishments; Service and repair establishments; Service trades; Storage depots; Terminal centres; Transport terminals; Truck sales and service establishments; Warehouse establishments; Wholesale establishments; Impounding Yard; and Tow Truck Business.

**Height:** 24.0 metres

### Requested Zoning

**Zone:** General Industrial Special Provision (GI1(\_)) Zone

**Permitted Uses:** Same as above mentioned.

**Special Provision(s):** To a permit a self-storage establishment use; and a minimum front yard setback of 0.64 metres, whereas 1.5 metres is required.

The City may also consider additional special provisions.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of The London Plan, London's long-range planning document. The subject lands are in the Light Industrial Place Type at the corner of an Urban Thoroughfare and Neighbourhood Connector. The Light Industrial Place Type is intended to facilitate a broad range of industrial uses that are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates, and vibration.

## 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.

### 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](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

### 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 Planning & Development 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.

This request represents residential intensification as defined in the policies of the Official Plan. Under these policies, Planning & Development staff and the Planning and Environment Committee will also consider detailed site plan matters such as fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the proposed building on the site. We would like to hear your comments on these matters.

## **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. 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.

## **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 Ontario Land 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 Ontario Land 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 Ontario Land 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/appeals-process/forms/>.

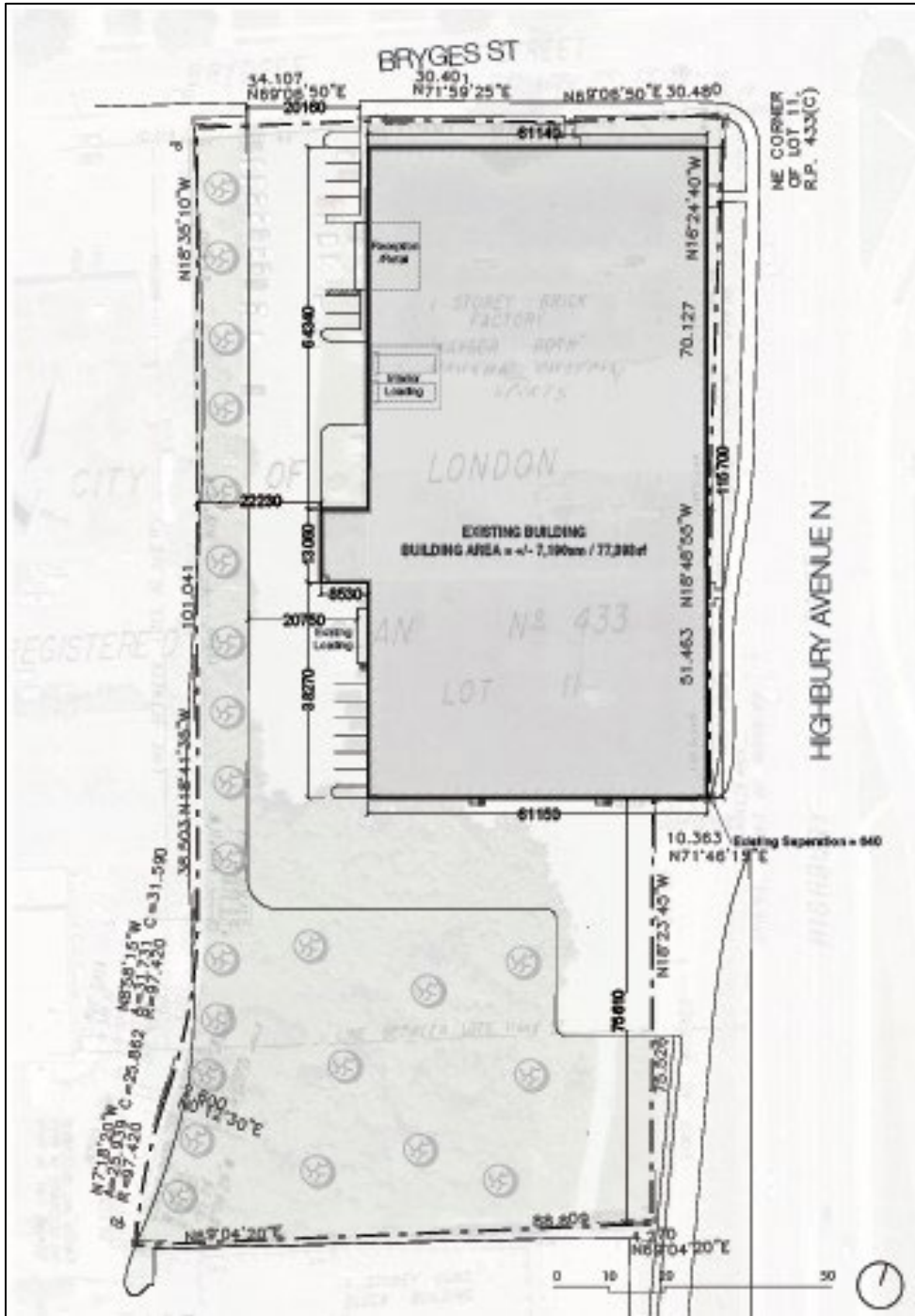
### **Notice of Collection of Personal Information**

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 Evelina Skalski, Manager, Records and Information Services 519-661-CITY (2489) ext. 5590.

### **Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [plandev@london.ca](mailto:plandev@london.ca) for more information.

# Site Concept



# Building Renderings



Conceptual Rendering (Brydges Street looking southeast towards retail entrance and loading)



***Conceptual Rendering (looking southwest from Brydges Street and Highbury Avenue N)***

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