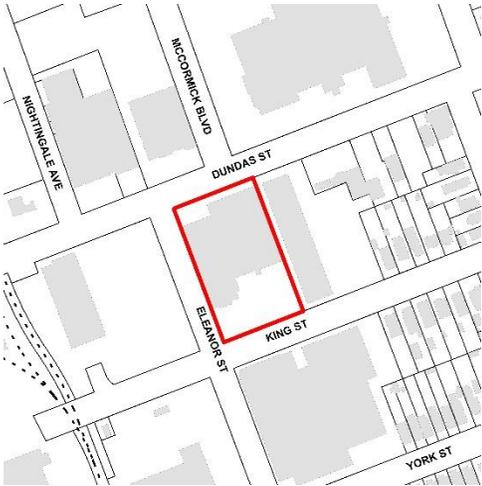




# NOTICE OF PLANNING APPLICATION

## 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; and,
- a reduction of parking to permit 78 on-site parking spaces.

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 28, 2020**

Laurel Davies Snyder

lsnyder@london.ca

City Planning, City of London, 206 Dundas St., London ON N6A 1G7

File: **O-9207 & Z-9198**

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

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

Jesse Helmer

[jhelmer@london.ca](mailto: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: May 19, 2020

# Application Details

Commonly Used Planning Terms are available at [london.ca](http://london.ca).

## Requested Amendment to the Current Official Plan

The City has initiated an Official Plan Amendment to change the designation from Light Industrial to Main Street Commercial Corridor to permit a mix of office, retail, artisan workshops, restaurant, a craft brewery, and a site-specific regulation for a reduction in parking. The intent is to align the 1989 Official Plan designation for these lands with the policies of The London Plan, the new Official Plan for the City of London.

## Requested Amendment to the Zoning By-law

To change the zoning from a Light Industrial (LI) Zone to a Business District Commercial Special Policy 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 78 on-site parking spaces. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at [london.ca](http://london.ca).

### Current Zoning

**Zone:** Light Industrial 2 (LI2)

**Permitted Uses:** The Light Industrial LI2 Zone permits: bakeries; business service establishments; laboratories; manufacturing and assembly uses; 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; and, textile processing industries.

**Special Provision(s):** None.

**Residential Density:** Not applicable; residential is not a permitted use.

**Height:** 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 (BDC( ))

**Permitted Uses:** The proposed uses of Offices, Retail, Artisan Workshops, Restaurant, and Craft Brewery are permitted in the BDC Zone.

**Special Provision(s):** Reduction in parking requirements.

**Residential Density:** 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

Any change to the Zoning By-law must conform to the policies of the 1989 Official Plan, London's long-range planning document. These lands are currently designated as Light Industrial (LI) in the 1989 Official Plan, which permits industrial uses that involve assembling, fabricating, manufacturing, processing and/or repair activities; research and communication facilities; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; service trades; contractor's shops; and, residential and other source recycling facilities as the main uses.

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.

## 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.

Please also note that this application is being circulated during the State of Emergency issued by the Province of Ontario. As a result, in-person services are not available at this time.

## 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)

## Future opportunity to view the application:

- When the City of London returns to operations that support in-person viewing, please contact the City's Planner listed on the first page of this Notice to confirm the office location of the Planner and the times that the office is open.

## 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 City Planning 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 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 [planning@london.ca](mailto:planning@london.ca) or 519-661-4980 for more information.

# Site Concept

DESIGNER:  
**The Barnswallow Company**  
 Steve Sims BCIN 22639  
 steve@barnswallowcompany.com (519) 495-0433



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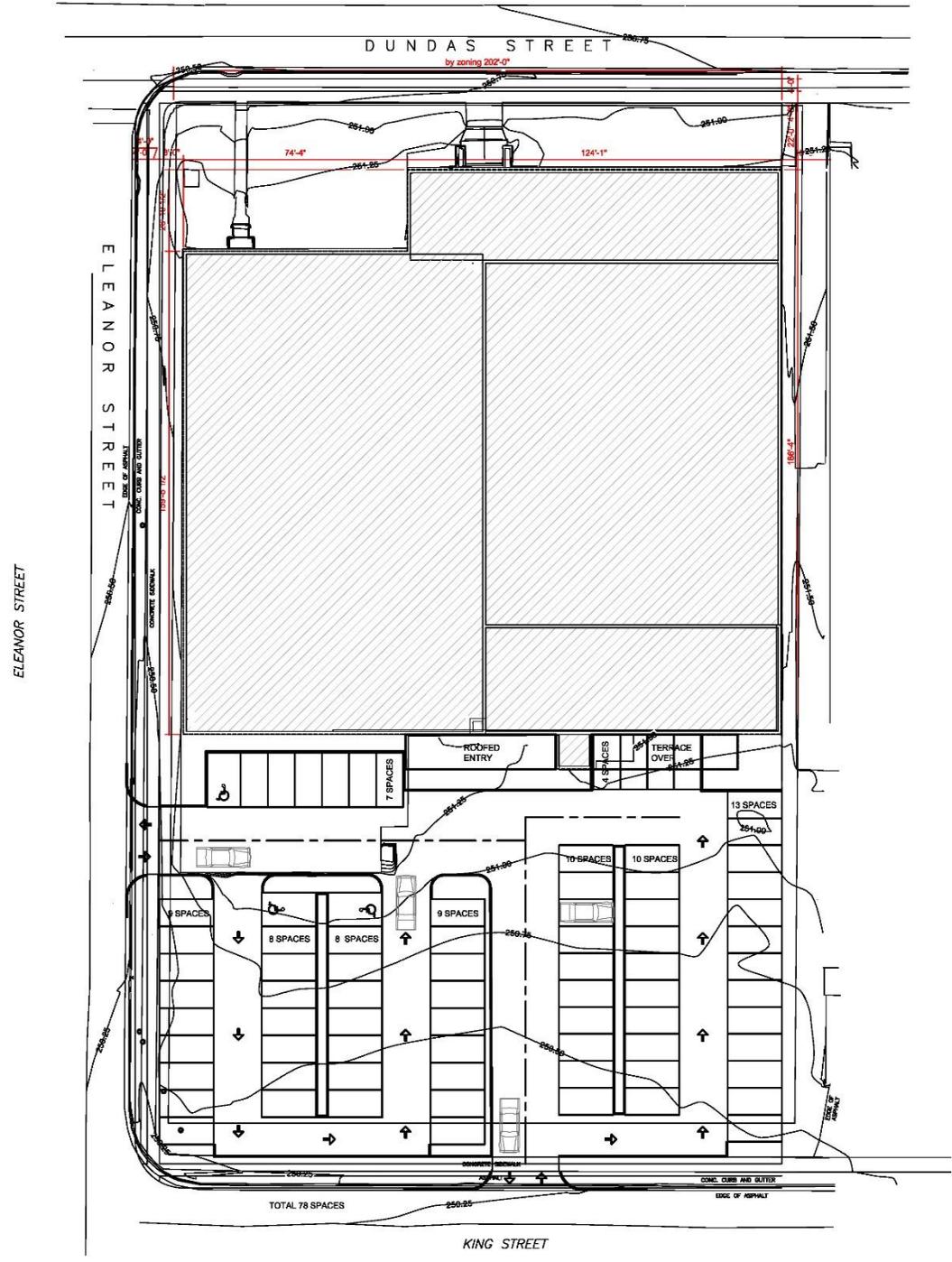


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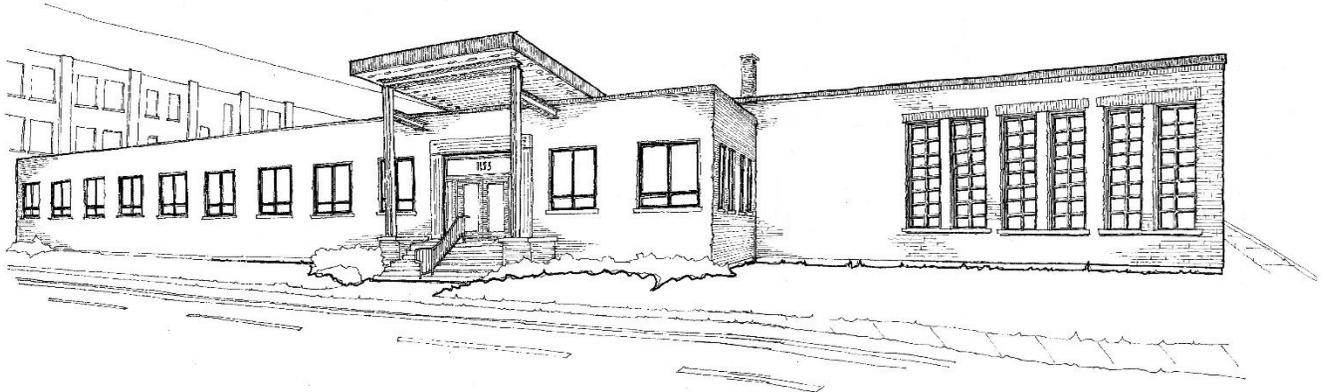
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ROAD ALLOWANCE BETWEEN CONCESSIONS 1 AND "C", LONDON TOWNSHIP

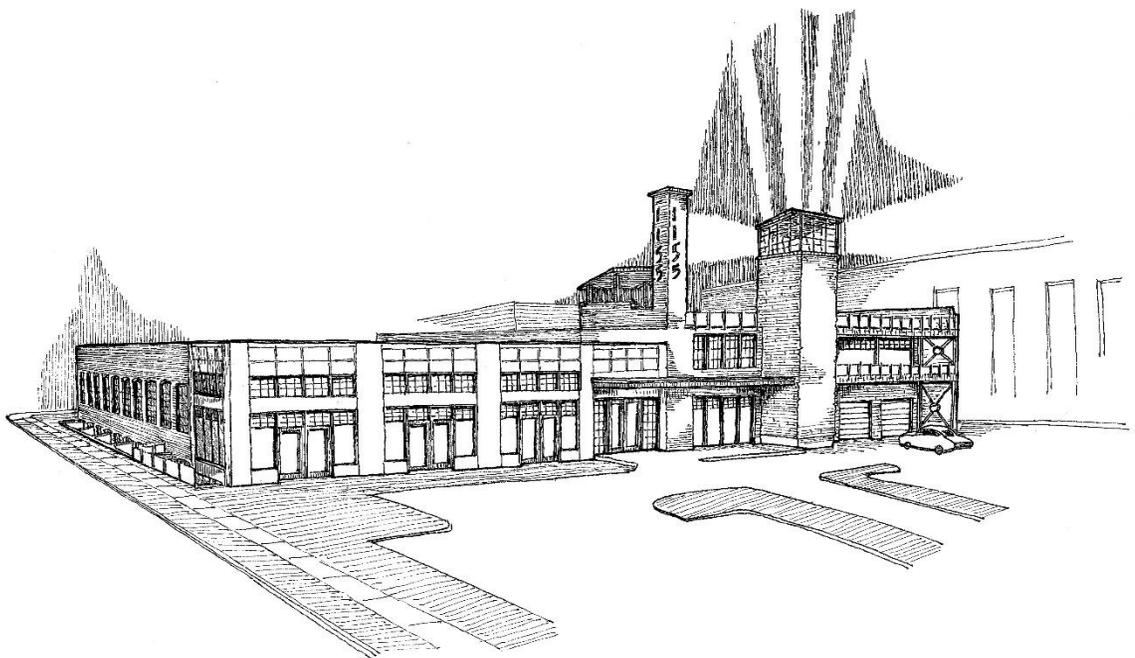


The above image represents the Applicant's proposal as submitted and may change.

# Building Renderings



Conceptual illustration of the front of the building (looking South on Dundas Street)



Conceptual illustration of the rear of the building (looking north on King Street).

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