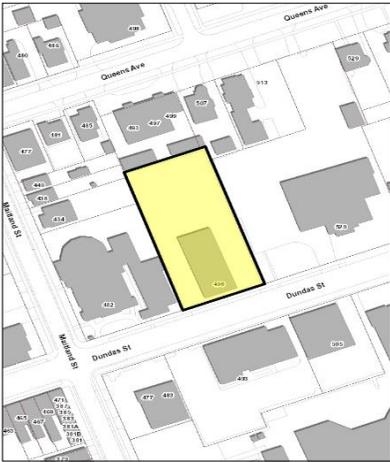


# NOTICE OF PLANNING APPLICATION

## Zoning By-Law Amendment

### 496 Dundas Street



**File: Z-9347**

**Applicant: Amiraco Properties Inc.**

#### What is Proposed?

Zoning amendment to allow:

- a mixed-use, high-rise tower accommodating 170 residential units and a limited amount of commercial space on the main floor, and
- a maximum building height of 57m, reduction of off-street parking requirements to 153 spaces, maximum residential density of 530 units/ha, and a reduction of the interior side yard setback to 0.0 m.



## LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 18, 2021**

Planner Name: Isaac de Ceuster

Planner's Email [ideceust@london.ca](mailto:ideceust@london.ca)

519-661-CITY (2489) ext. 3835

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

File: Z-9347

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

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

Councillor Arielle Kayabaga

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

519-661-CITY (2489) ext. 4013

**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.**

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Office Residential/Business District Commercial (OR\*D250\*H46\*BDC) Zone to a Business District Commercial Special Provision (BDC(\_)\*D530\*H57) Zone to permit a mixed-use development of 170 residential units and limited commercial space on the first floor, and a site-specific regulation for a maximum building height of 57 metres, reduction of off-street parking requirements to 153 spaces, maximum residential density of 530 units/ha, and a reduction of the interior side yard setback to 0.0 metres. 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:** Office Residential/Business District Commercial (OR\*D250\*H46/BDC)

**Permitted Uses:** OR: Office-apartment; Group Home; Lodging House; Office; Medical/dental offices. BDC: Animal Hospital; Apartment Building; Bake shops; Clinics; Commercial recreation establishment; commercial parking structures/ 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 establishment; Studios.

**Special Provision(s):** \*H46 and maximum residential density of 250 units/ha

**Height:** 46.0 metres

### Requested Zoning

**Zone:** Business District Commercial Special Provision (BDC(\_)\*D530\*H57) Zone

**Permitted Uses:** The range of currently permitted uses in the BDC zone would continue to apply to the site.

**Special Provision(s):** A maximum building height of 57m, reduction of off-street parking requirements to 153 spaces, maximum residential density of 530 units/ha, and a reduction of the interior side yard setback to 0.0 m.

**Height:** 57 metres

A Planning Justification Report was 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 London Plan, London's long-range planning document. These lands are currently designated as Urban Corridor in the London Plan, which permits a range of residential, retail, service, office, cultural, recreational, and institutional uses.

The subject lands are also in the Old East Village Dundas Corridor Secondary Plan, providing a greater level of detail than the general policies of the Official Plan. Policy 3.3.1.i permits a maximum building height of 16 storeys on lands located at 496 Dundas Street, subject to conformity with angular plane and built form policies of the Secondary Plan.

## 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 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. 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 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 <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**

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.



**Building Rendering**



Architectural rendering showing proposed building from Dundas Street.

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