

## Zoning By-Law Amendment

### 1830 Adelaide Street North



**File: Z-9312**

**Applicant: Stoney Creek Commercial Centre (c/o York Developments)**

#### What is Proposed?

Zoning amendment to allow:

- Commercial development of 5,104m<sup>2</sup> gross floor area in total and
- A special provision to permit a maximum gross floor area of 952m<sup>2</sup> for an individual commercial use.

## YOU ARE INVITED!

Further to the Notice of Application you received on March 31, 2021, you are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, June 21, 2021, no earlier than 4:30 p.m.

**Meeting Location:** City Hall, 300 Dufferin Avenue, 3rd Floor

**Please refer to the enclosed Public Participation Meeting Process insert.**

For more information contact:

Joanne Lee  
[jolee@london.ca](mailto:jolee@london.ca)  
519-661-CITY (2489) ext. 4980  
City Planning, City of London,  
206 Dundas St., London ON N6A 1G7  
File: Z-9312  
[london.ca/planapps](https://london.ca/planapps)

To speak to your Ward 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.**

# Application Details

## Requested Zoning By-law Amendment

To change the zoning from a Neighbourhood Shopping Area (NSA1/NSA2/NSA5) Zone to a Neighbourhood Shopping Area Special Provision (NSA1/NSA2/NSA4(\_)/NSA5) Zone. The requested amendment would allow an overall maximum gross floor area of 5,104m<sup>2</sup> and a maximum of 952m<sup>2</sup> gross floor area for individual commercial uses, and would facilitate the development of an additional unit on the existing commercial development. 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:** Neighbourhood Shopping Area (NSA1/NSA2/NSA5)

**Permitted Uses:** bake shops' catalogue stores' clinics; convenience service establishments; day care centres; duplicating shops; financial institutions; food stores; libraries; medical/dental offices; offices; personal service establishments; restaurants; retail stores; service and repair establishments; studios; video rental establishments; and brewing on premises establishment.

### Requested Zoning

**Zone:** Neighbourhood Shopping Area Special Provision (NSA1/NSA2/NSA4(\_)/NSA5)

**Permitted Uses:** In addition to all uses currently permitted, animal hospitals; commercial recreation establishments; funeral homes; grocery stores; and private clubs.

**Special Provision(s):** A maximum gross floor area of 5,104m<sup>2</sup> in total within the NSA4 zone where permits a maximum of 6,000m<sup>2</sup>; and a maximum gross floor area of 952m<sup>2</sup> for "all other permitted uses" whereas a maximum of 500m<sup>2</sup> is required.

## Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Neighbourhood Commercial Node in the 1989 Official Plan, which permits small retail stores; food stores; pharmacies; convenience commercial uses; personal services; financial institutions; service-oriented office uses such as real estate, insurance and travel agencies; community facilities such as libraries or day care centres; professional and medical/dental offices; small-scale restaurants; commercial recreation establishments; and similar uses that draw customers from a neighbourhood-scale trade area as the main uses.

The subject lands are in the Shopping Area Place Type in The London Plan, permitting a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential uses and encouraging mixed-use buildings.

## 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 public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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.

## Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the Planning Act. You will 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](http://Neighbourgood) website. The Planning and Environment

Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

Alternative formats to in-person attendance are available through telephone or virtual web streaming (computer) application. Pre-registration is required to access these options and can be found in the Public Participation insert.

**Please refer to the enclosed Public Participation Meeting Process insert.**

## **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**

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at [planning@london.ca](mailto:planning@london.ca) or 519-661-4980 by June 14, 2021 to request any of these services.

# Site Concept



Site Conceptual Plan

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



# Public Participation Meeting Process

As part of the City's ongoing efforts to slow the spread of COVID-19, and in keeping with the regulations and guidelines provided by the Province of Ontario, the Public Participation Meeting process has been modified to protect the health and well-being of members of the public and City employees during the pandemic. City Hall is currently closed to in-person meeting participation.

Anyone wishing to speak at a Public Participation Meeting can do so virtually, using Zoom online or by phone. Pre-registration is required.

- Members of the public are required to pre-register to speak at the public participation meeting. To register this must be requested no later than 9:00 a.m. the day of the meeting. Speakers will be limited to five minutes of verbal presentation.
- Registered speakers will be given the information to connect to the Zoom meeting and will also be able to present by phone.
- Pre-register by calling **519-661-2489 ext. 7100** or by **emailing [PPMClerks@london.ca](mailto:PPMClerks@london.ca)**. Please indicate the meeting and item when contacting the Clerk's Office. Directions on how to participate will be provided upon registration.
- Members of the public can also participate by submitting written communications to the committee or to Members of Council prior to the meeting.

Pre-registration is only required for those wishing to speak at a Public Participation Meeting.

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<sup>1</sup> Notice of Collection of Personal Information – information is collected under the authority of the *Municipal Act, 2001*, as amended, and the *Planning Act, 1990* RSO 1990, c.P. 13, and will be used by Members of Council and City of London staff in their consideration of this matter. Please see additional information on the enclosed Public Meeting Notice pages.