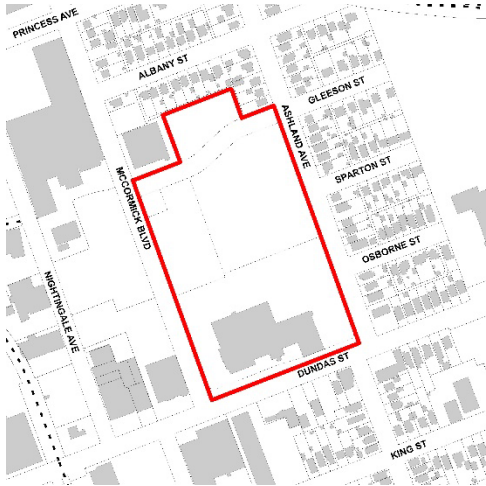




# NOTICE OF PLANNING APPLICATION

## Draft Plan of Subdivision and Zoning By-law Amendment

### 1156 Dundas Street



**File: 39T-21508 and Z-9524**  
**Applicant: McCormick Villages Inc.**

#### What is Proposed?

Draft Plan of Subdivision and Zoning amendment to allow:

- one (1) medium density residential/commercial block
- three (3) medium density residential blocks
- one (1) park block
- one (1) future road block
- one (1) road reserve block
- all serviced by the extension of Gleeson Street

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **July 29, 2022**

Mark Johnson

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

519-661-CITY (2489) ext. 6276

Planning & Development, City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO BOX 5035 N6A 4L9

File: 39T-21508 / Z-9524

[london.ca/planapps](https://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: June 15, 2022

# Application Details

## Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of one (1) medium density residential/commercial block, three (3) medium density residential blocks, one (1) park block, one (1) future road block, and one (1) road reserve block; serviced by the extension of Gleeson Street.

## Requested Zoning By-law Amendment

To change the zoning by shifting the zone lines to match the blocks within the proposed draft plan of subdivision, amend the Holding Residential R6 (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)) Zone to permit a maximum height of 13.5 metres whereas a maximum height of 12 metres is currently permitted, amend the Holding Residential R6 (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)•H15) Zone to permit a maximum height of 21 metres and a maximum density of 150 units per hectare whereas a maximum height of 15 metres and a maximum density of 125 units per hectare is currently permitted, and amend the Holding Residential R1 (h-67•h-202•h-203•h-205•R1-2) Zone which permits single detached dwellings to a Holding Residential R4 (h-67•h-202•h-203•h-205•R4-3) Zone to permit street townhouse dwellings. 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).

## Requested Zoning (Please refer to attached map)

- **Holding Business District Commercial (h-5•h-67•h-120•h-149•h-204•h-205•BDC2(11)•H35•D150) Zone (Block 1)** - to permit animal hospitals, apartment buildings, with any or all of the other permitted uses on the first floor, bake shops, clinics, commercial recreation establishments, commercial parking structures and/or 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 establishments, studios, video rental establishments, lodging house class, cinemas, brewing on premises establishment, food store, animal clinic, convenience store, post office, convenience service establishments, dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses, in the front portion of the ground floor, bed and breakfast establishments, antique store, police stations, artisan workshop, craft brewery, assembly halls, places of worship, community centres, funeral homes, institutions, schools, fire halls, together with a special provision for additional permitted uses: senior citizen apartment buildings, and minimum front yard depth of 9 metres, building setback of 3.0 metres above the height of the building as existing on the date of the passage of this by-law, parking standard for office uses of minimum 1 parking space per 90 m<sup>2</sup>, parking standard for senior citizen apartment buildings of minimum 0.25 spaces per unit, parking standard for apartment buildings of minimum 1 parking space per unit, and maximum density of 150 units per hectare and maximum height of 35 metres;
- **Holding Residential R6 (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)•H13.5) Zone (Block 2)** - to permit single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, fourplex dwellings, together with a special provision for additional permitted uses: continuum-of-care facility, retirement homes, and senior citizen apartment buildings, and parking standard for senior citizen apartment buildings of minimum 0.25 spaces per unit, parking standard for cluster townhouses of minimum 1 parking space per unit, parking standard for apartment buildings of minimum 1 parking space per unit, and maximum density of 125 units per hectare and maximum height of 13.5 metres;
- **Holding Residential R6 (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)•H21•D150) Zone (Block 3)** - to permit single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, townhouse dwellings, stacked townhouse dwellings, apartment buildings, fourplex dwellings, together with a special provision for additional permitted uses: continuum-of-care facility, retirement homes, and senior citizen apartment buildings, and parking standard for senior citizen apartment buildings of minimum 0.25 spaces per unit, parking standard for cluster townhouses of minimum 1 parking space per unit, parking

standard for apartment buildings of minimum 1 parking space per unit, and maximum density of 150 units per hectare and maximum height of 21 metres;

- **Holding Residential R4 (h-67•h-202•h-203•h-205•R4-3) Zone (Block 4)** - to permit street townhouse dwellings on lots with a minimum lot area of 200 square metres and minimum lot frontage of 5.5 metres per unit; and,
- **Open Space (OS1) Zone (Park Block)** - to permit conservation lands, conservation works, golf courses, public and private parks, recreational buildings associated with conservation lands and public parks, campgrounds, and managed forests.

The City may also consider applying holding provisions in the zoning to ensure adequate provision of municipal services, that a subdivision agreement or development agreement is entered into, and to ensure completion of noise assessment reports and implementation of mitigation measures for development adjacent arterial roads.

## 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 in the Rapid Transit Corridors Place Type in The London Plan, permitting a range of residential, retail, service, office, cultural, recreational, and institutional uses, and in the Neighbourhoods Place Type, permitting a range of uses including single detached, townhouses and low rise apartments.

## How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision and 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](https://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.

### Attend a Future Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision and 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](https://neighbourgood.ca) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Subdivision.

## What Are Your Legal Rights?

### Notification of Council and Approval Authority's Decision

If you wish to be notified of the Approval Authority's decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at [plandev@london.ca](mailto:plandev@london.ca). You will also be notified if you provide written comments, or make a

written request to the City of London for conditions of draft approval to be included in the 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 Clerk of the Committee.

### **Right to Appeal to the Ontario Land Tribunal**

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision of the Director, Planning & Development to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, 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.

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 add the person or public body as a party.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

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

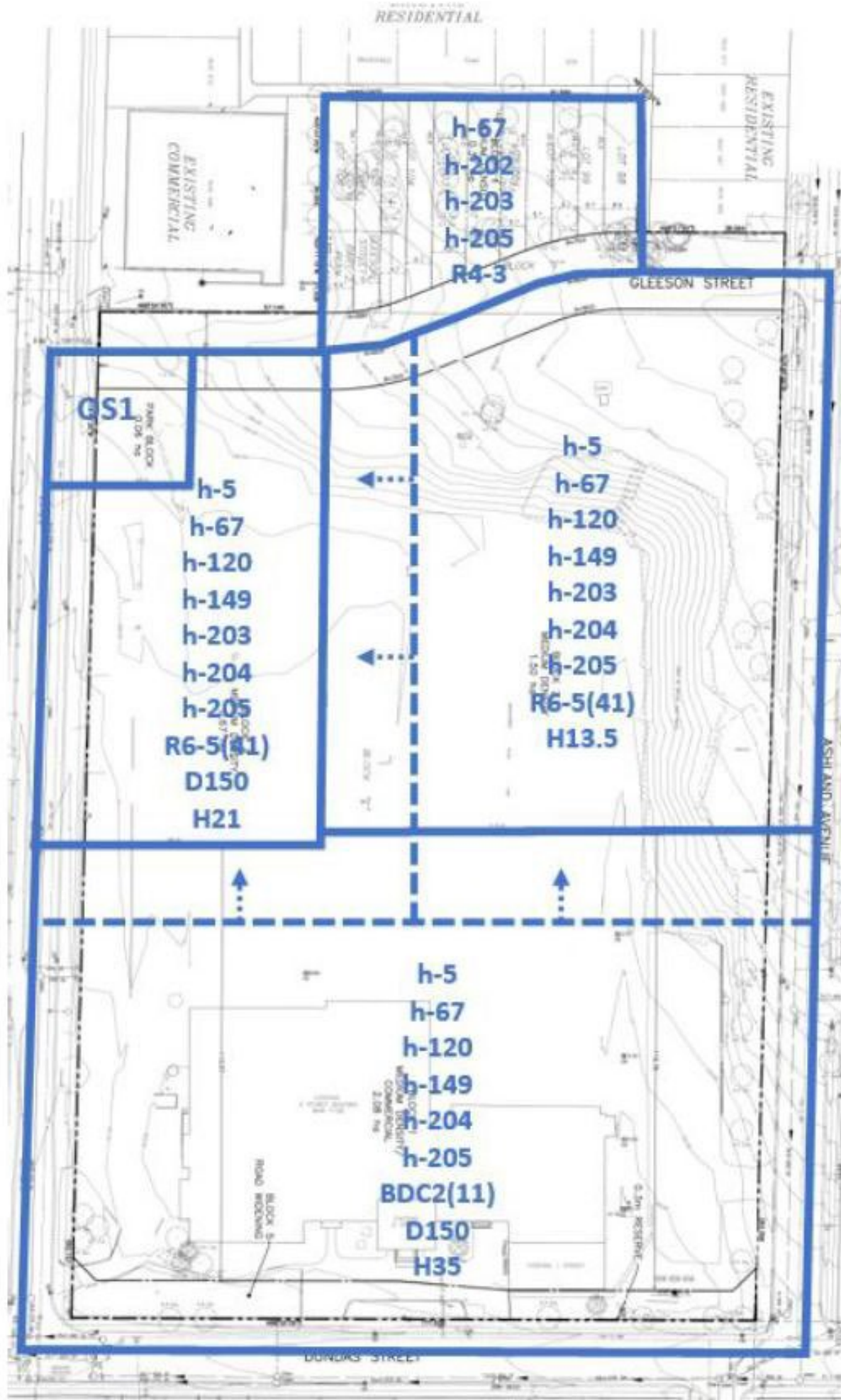
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London 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.



# Requested Zoning



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