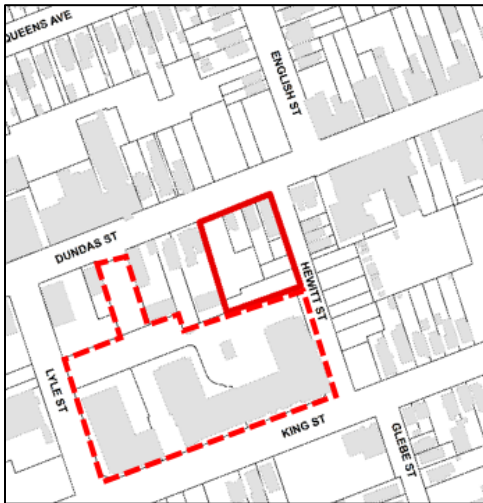


NOTICE OF PLANNING APPLICATION

Site Plan Control Application

**725-735 Dundas St, 389-393 Hewitt St, a
portion of 700 King St, and other properties**



File: SPA22-057

Applicant: East Village Holdings Limited

What is Proposed?

Site Plan Approval to allow for the:

- Development of the subject lands at the corner of Dundas Street and Hewitt Street.
- The Site Plan, as proposed, would result in a mixed-use building of 24 storeys with 243 units and ground floor commercial and retail uses.

Public Meeting

- The appropriateness of the proposed Site Plan will be considered at a future meeting of the Planning and Environment Committee. **You will receive another notice inviting you to attend this meeting.**

LEARN MORE & PROVIDE INPUT

Please provide any comments by **August 10, 2022**

Sonia Wise

swise@london.ca

519-661-CITY (2489) ext. 5887

Development and Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: SPA22-057

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

Jesse Helmer

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.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Current Zoning

Zone: h-h-5*BDC(24)*D160*H36*B-32

Permitted Uses: animal hospitals, apartment buildings with any or all 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 2, cinemas, brewing on premises establishment, food store, animal clinic, convenience store, post office, convenience service establishment, 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, hotels, taverns, assembly halls, places of worship, community centres, funeral homes, institutions, schools and fire halls.

Special Provision(s): Any use permitted in the BDC1 and BDC2 Zone variations; dwelling units, emergency care establishments, lodging house class 2 units and accessory dwelling units may only be permitted in 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; theatres. **Prohibited Uses:** commercial parking lots and structures and accessory parking lots fronting on Dundas Street, and within 15m of Dundas Street; uses with drive-through facilities. **Regulations:** front and exterior side yard setback – 0m; front yard depth 1.2m per 3m of main building height or fraction thereof above 12m.

Residential Density: 160 units per hectare

Height: 36m

Bonus Zone: The bonus zone permits an increased height of 24 storeys and an overall site density of 750 units per hectare in return for exceptional building design and the provision of affordable housing.

Holding Provisions

The purpose of the “h” holding provision is to ensure the orderly development of lands and the adequate provision of municipal services. An agreement and security shall be provided prior to the removal of the “h” holding provision.

The purpose of the “h-5” holding provision is to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13*, prior to the removal of the “h-5” symbol.

How Can You Participate in the Planning Process?

Please send your comments by mail or email by August 10, 2022 if possible to the Planner, Sonia Wise in Development Services, 6th Floor City Hall at swise@london.ca.

Written comments may be mailed to Planning and Development, City of London, P.O. Box 5035, London ON, N6A 4L9. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. The ways you can participate in the City’s planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](#) page at london.ca.

See More Information

- Contacting the City’s Planner listed on the first page of this Notice; or
- Viewing the application-specific page at www.london.ca/planapps.

Future opportunity to view the application:

- Please contact the City’s Planner listed on the first page of this Notice to confirm the location and times where the application can be viewed.

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 and

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 Site Plan 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 site plan application, 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. 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 proposed official plan amendment is adopted, 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 proposed official plan amendment is adopted, 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.

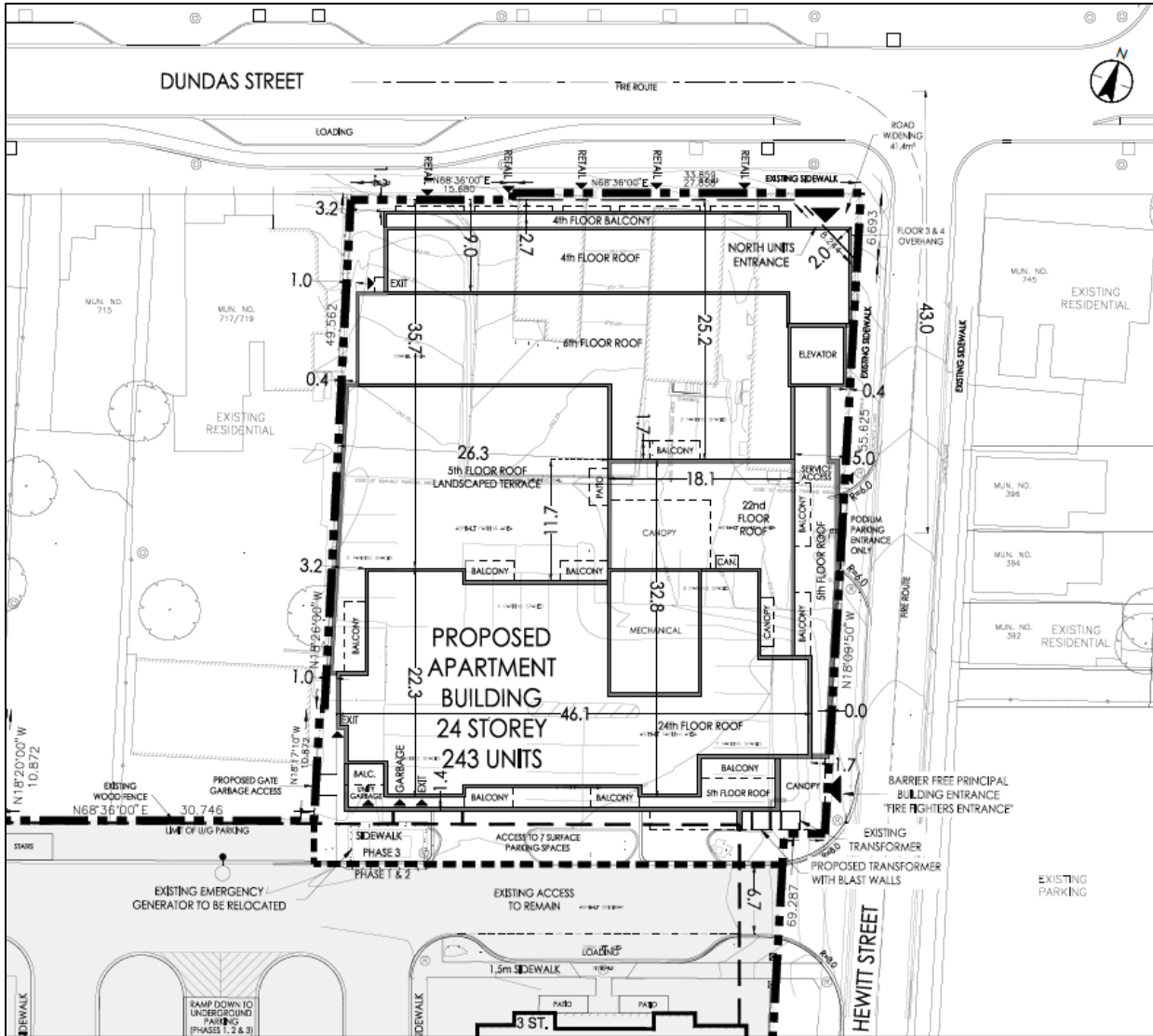
For more information go to <https://olt.gov.on.ca/appeals-process/forms/>

Notice of Collection of Personal Information

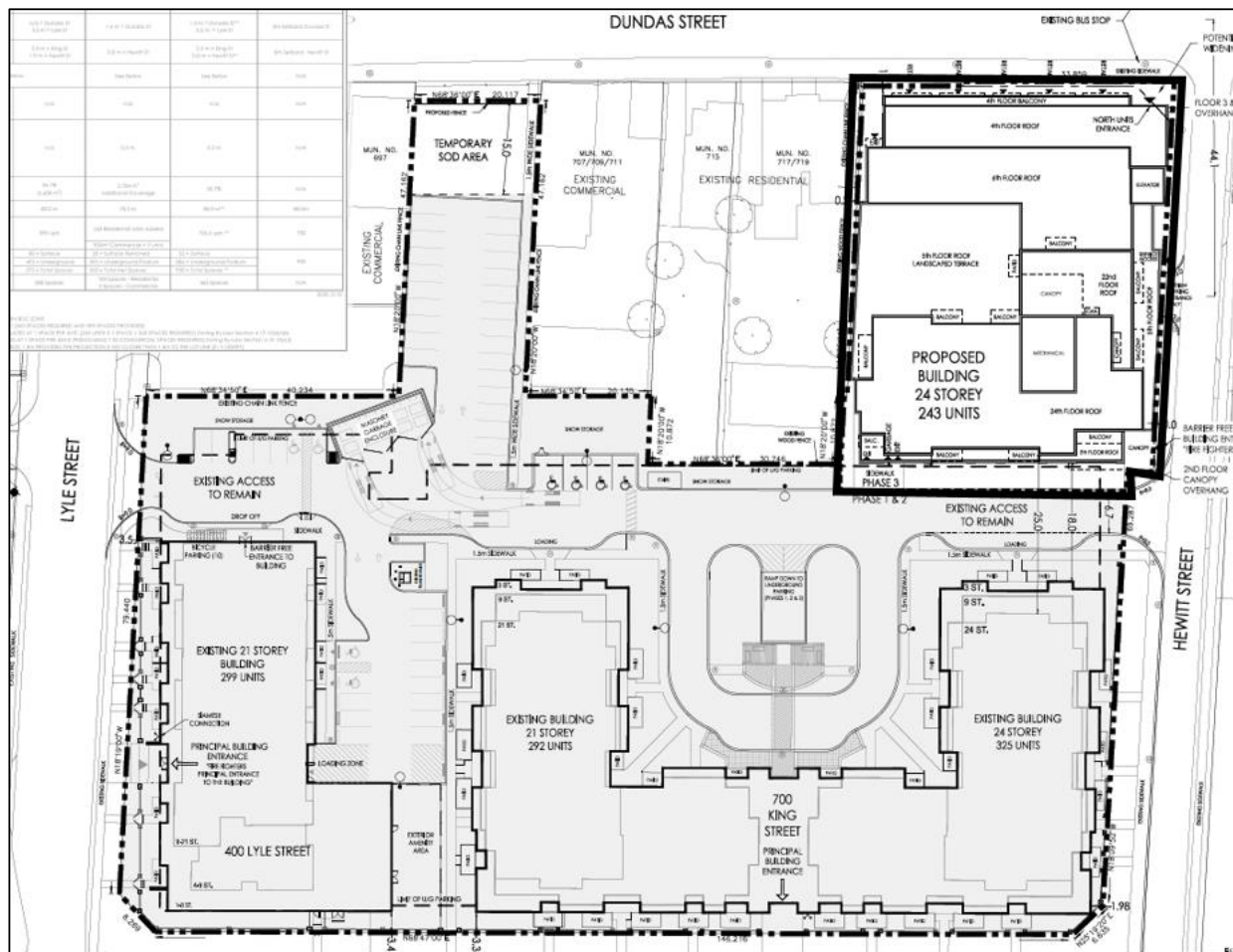
Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City 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 the City Clerk, 519-661-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.

Site Plan



Site Plan – Phase 3 – Corner of Dundas Street and Hewitt Street



Overall Site Concept – Existing and Proposed Development Phases

Building Renderings



Building Rendering – northeast view (Dundas and Hewitt Street)



Building Rendering – northwest view (Dundas Street)

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