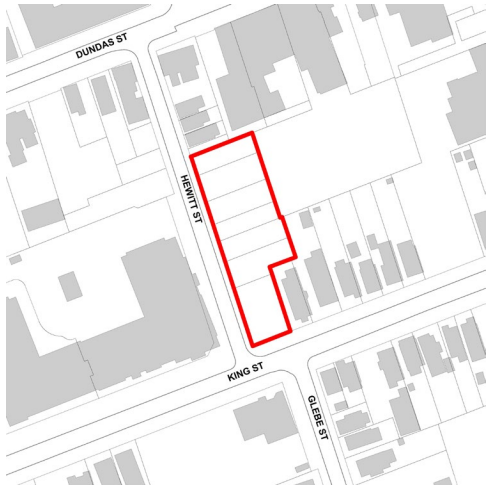




NOTICE OF PLANNING APPLICATION & PUBLIC MEETING NOTICE

Zoning By-Law Amendment

376-390 Hewitt Street and 748 King Street



File: Z-9576

Applicant: Stantec Consulting

What is Proposed?

Zoning amendment to allow:

- A surface parking lot on the site for a period not exceeding three (3) years through a Temporary (T-_) Zone
- Special provisions for parking area setbacks and landscape islands

YOU ARE INVITED!

Further to the Notice of Application you received on January 4, 2023, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, March 27, 2023, no earlier than 4:30 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Catherine Maton
cmaton@london.ca
519-661-CITY (2489) ext. 5074
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: Z-9576

london.ca/planapps

To speak to your Ward Councillor:

Councillor Susan Stevenson
sstevenson@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: March 1, 2023

Application Details

Requested Zoning By-law Amendment

To change the zoning from a Residential R8 (R8-4) Zone and a Business District Commercial Special Provision (BDC(2)) Zone to a Residential R8/Temporary (R8-4/T-_) Zone and a Business District Commercial Special Provision/Temporary (BDC(2)/T-_) Zone. Changes to the currently permitted land uses and development regulations are summarized below.

The Zoning By-law is available at london.ca.

Current Zoning

Zone: Residential R8 (R8-4) Zone and Business District Commercial Special Provision (BDC(2)) Zone

Permitted Uses: R8-4: Apartment buildings; Handicapped person's apartment buildings; Lodging house class 2; Stacked townhousing; Senior citizen apartment buildings; Emergency care establishments; Continuum-of-care facilities. BDC(2): 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; s) 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 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; Hotels; Restaurants; Taverns; Assembly Halls; Places of Worship; Community centres; Funeral homes; Institutions; Schools; Fire halls.

Special Provisions: BDC(2) permits the following additional uses: any uses in the BDC1 and BDC2 Zone variations; group homes type 2; apartment building units and dwelling units may be permitted in the rear portion of the ground floor or on the second floor or above with any or all permitted uses in the front portion of the ground floor; accessory 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. BDC(2) prohibits the following uses: accessory parking lots on Dundas Street between Adelaide Street and Rectory Street.

Residential Density: 75 UPH (R8-4 Zone)

Height: 13m (R8-4 Zone); 12m (BDC(2) Zone)

Bonus Zone: N/A

Requested Zoning

Zone: Residential R8/Temporary (R8-4/T-_) Zone and a Business District Commercial Special Provision/Temporary (BDC(2)/T-_) Zone

Permitted Uses: A surface parking lot for a period not exceeding three (3) years. The existing range of permitted and prohibited uses would continue to apply to the site.

Special Provisions: A minimum parking setback to external property line (ROW) of 2 metres; a minimum parking setback to internal property line of 1.0 metres; a minimum parking setback to the daylight triangle of 0.4 metres; a minimum drive aisle width of 6.0 metres; a minimum drive aisle hammerhead depth of 1.0 metres; a minimum interior landscape island width of 0.5 metres with concrete; and a minimum entrance landscape island with of 2.0 metres with landscaping. The existing special provisions would continue to apply to the site.

Residential Density: No change requested.

Height: No change requested.

Bonus Zone: N/A

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document.

The subject lands are in the Urban Corridor Place Type (386 and 390 Hewitt Street) and Rapid Transit Corridor Place Type (376-382 Hewitt and 748 King Street) 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 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
- 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](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.

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. 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 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/>.

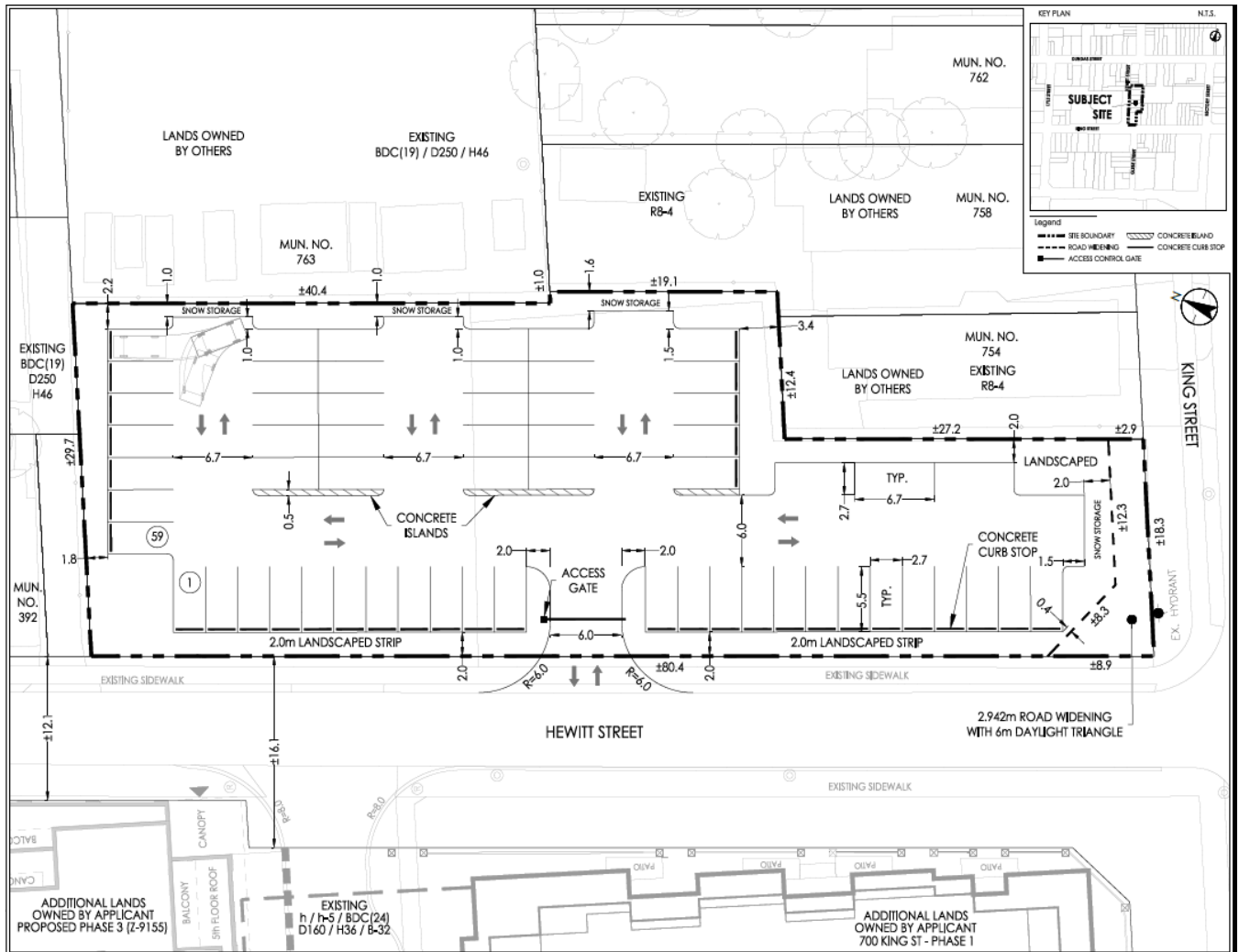
Notice of Collection of Personal Information

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

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 plandev@london.ca by March 20, 2023 to request any of these services.

Site Concept



Site Concept plan for proposed temporary parking lot.

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