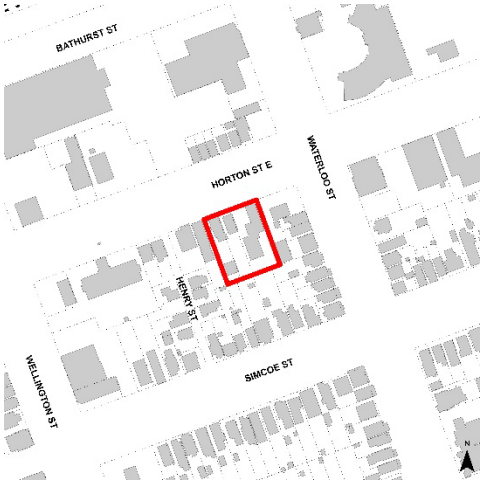


# NOTICE OF PUBLIC MEETING

## Zoning By-law Amendment

### 313-323 Horton Street East



**File: Z-9616**

**Applicant: Mike Tkaczyk – c/o Zelinka Priamo Ltd.**

#### What is Proposed?

- To change from an Arterial Commercial (AC4) Zone to an Business District Commercial Special Provision (BDC(\_)) Zone to facilitate the development of an 8-storey, mixed-use building with 107 dwelling units and 179m<sup>2</sup> of commercial space of the ground floor.
- Special provisions to permit a rear yard depth of 4.5,; a maximum height of 27.0m (8-storeys); and a maximum density of 530 units per hectare.
- The City may also contemplate alternative zoning such as

## LEARN MORE & PROVIDE INPUT

You are invited to a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

**Meeting Date and Time:** Tuesday, October 22, 2024, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time:  
<https://london.ca/government/council-civic-administration/council-committee-meetings>

**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 or contact [pec@london.ca](mailto:pec@london.ca).

For more information and/or to provide comments:

Alanna Riley  
[ariley@london.ca](mailto:ariley@london.ca)  
519-661-CITY (2489) ext. 4579  
Planning & Development, City of London  
300 Dufferin Avenue, 6<sup>th</sup> Floor,  
London ON PO Box 5035 N6A 4L9  
File: Z-9616

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

David Ferreira  
[dferreira@london.ca](mailto:dferreira@london.ca)  
519-661-CITY (2489) ext 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 an Arterial Commercial (AC4) Zone to an Business District Commercial Special Provision (BDC(\_)) Zone which permits Animal hospitals; Apartment buildings, with any or all of the other permitted uses on the first floor;(Z.-1-94236) 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; 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; and Craft Brewery. The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (ie height and/or density), and/or the use of holding provisions.

The London Plan and the Zoning By-law are available for review at [london.ca](http://london.ca).

At this time there are no other applications, under the Planning Act, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

## 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 in The London Plan.

## Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or 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).

## 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 and/or by-law 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 proposed official plan amendment is adopted and/or by-law 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.

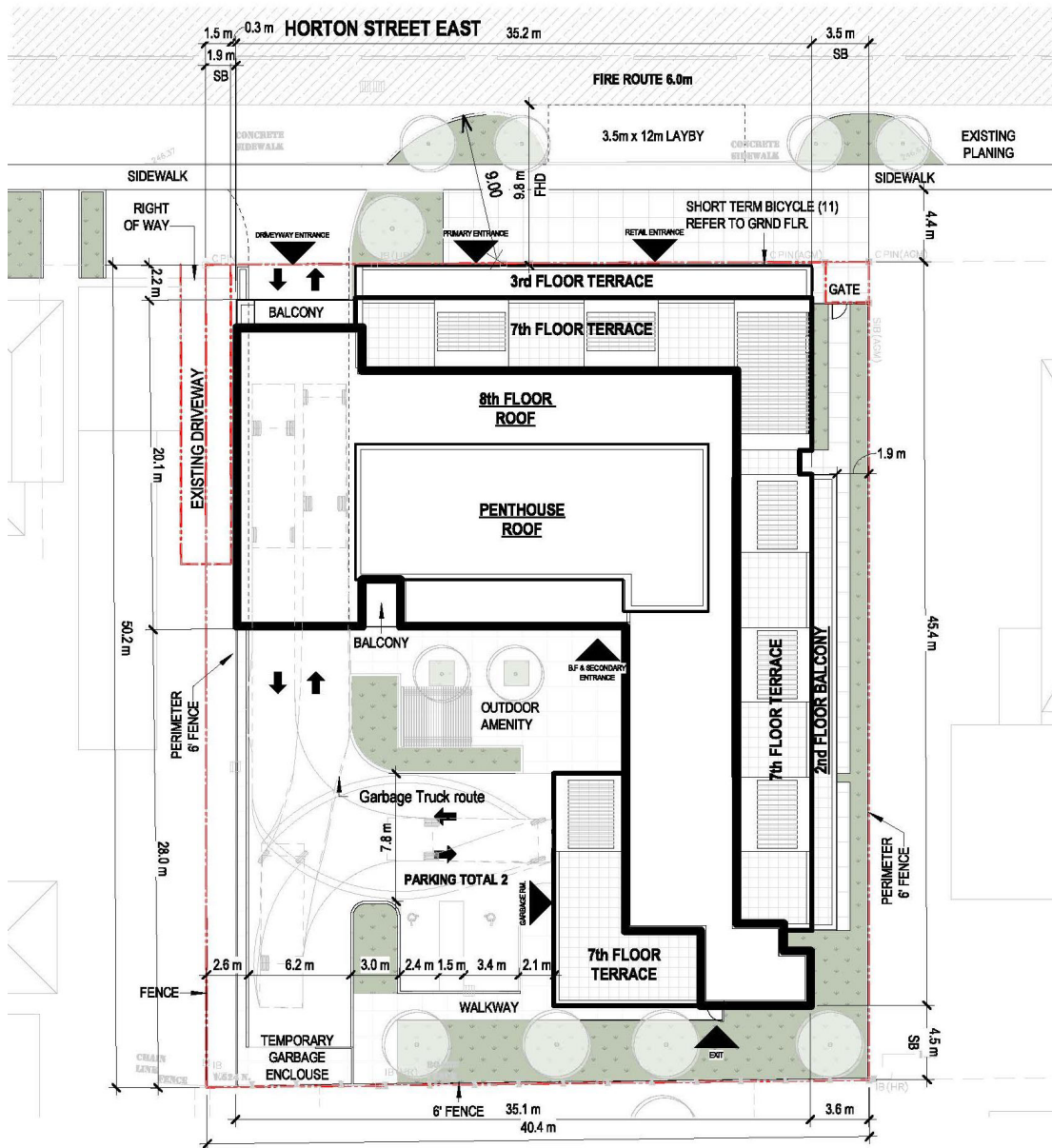
## Notice of Collection of Personal Information

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 Bridgette Somers, 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](mailto:plandev@london.ca) by October 10, 2024 to request any of these services.

# Site Concepts



Site Concept Plan

# Building Rendering



Rendering for development

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