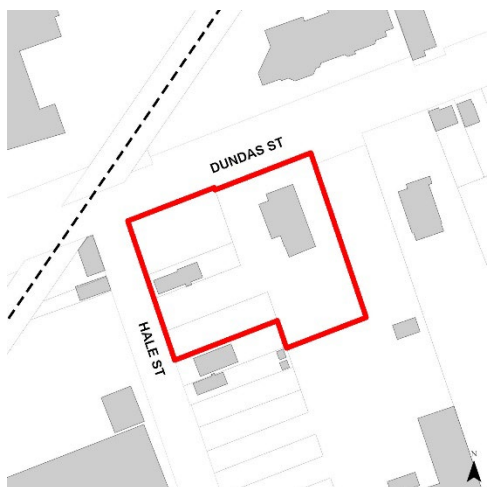




NOTICE OF PLANNING APPLICATION & PUBLIC MEETING

Official Plan and Zoning By-law Amendment

1447-1449 Dundas Street & 684-690 Hale Street



File: OZ-25110

Applicant: 1412651 Ontario Limited o/a Prospera Properties

What is Proposed?

Official Plan and Zoning amendment to allow:

- Two (2) 18-storey mixed-use apartment buildings
- Residential Units: 340 (170 per building)
- Commercial GFA: 208 square metres
- Height: 60.2 metres
- Mixed-use Density: 395 units per hectare
- Residential Parking: 309 spaces (10 barrier free)
- Commercial Parking: 4 spaces (1 barrier free)

Further information regarding this application can be found at london.ca/planapps

LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

Meeting Date and Time: Wednesday, November 12, 2025, 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.

For consideration by Council, comments must be provided by **October 8, 2025**

For more information and/or to provide comments:

Michaela Hynes

mhynes@london.ca

519-661-CITY (2489) ext. 4753

Planning & Development, City of London

London ON PO Box 5035 N6A 4L9

File: OZ-25110

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

Councillor Shawn Lewis

slewis@london.ca

519-661-CITY (2489) ext. 4002

**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: September 12, 2025

Application Details

Requested Official Plan Amendment

Possible amendment to add a Specific Policy to the Urban Corridors Place Type to permit a maximum height of 18-storeys and to add the lands to Map 7 – Specific Policy Areas.

Requested Zoning By-law Amendment

Possible amendment to change the zoning **FROM** an Associated Shopping Area Commercial (ASA4/ASA5) Zone **TO** a Business District Commercial Special Provision (BDC(_)) Zone with special provisions to implement the proposed development.

The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (i.e. 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.

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.

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.

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 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 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.

*Please see the *Planning Act* for updated appeal requirements.

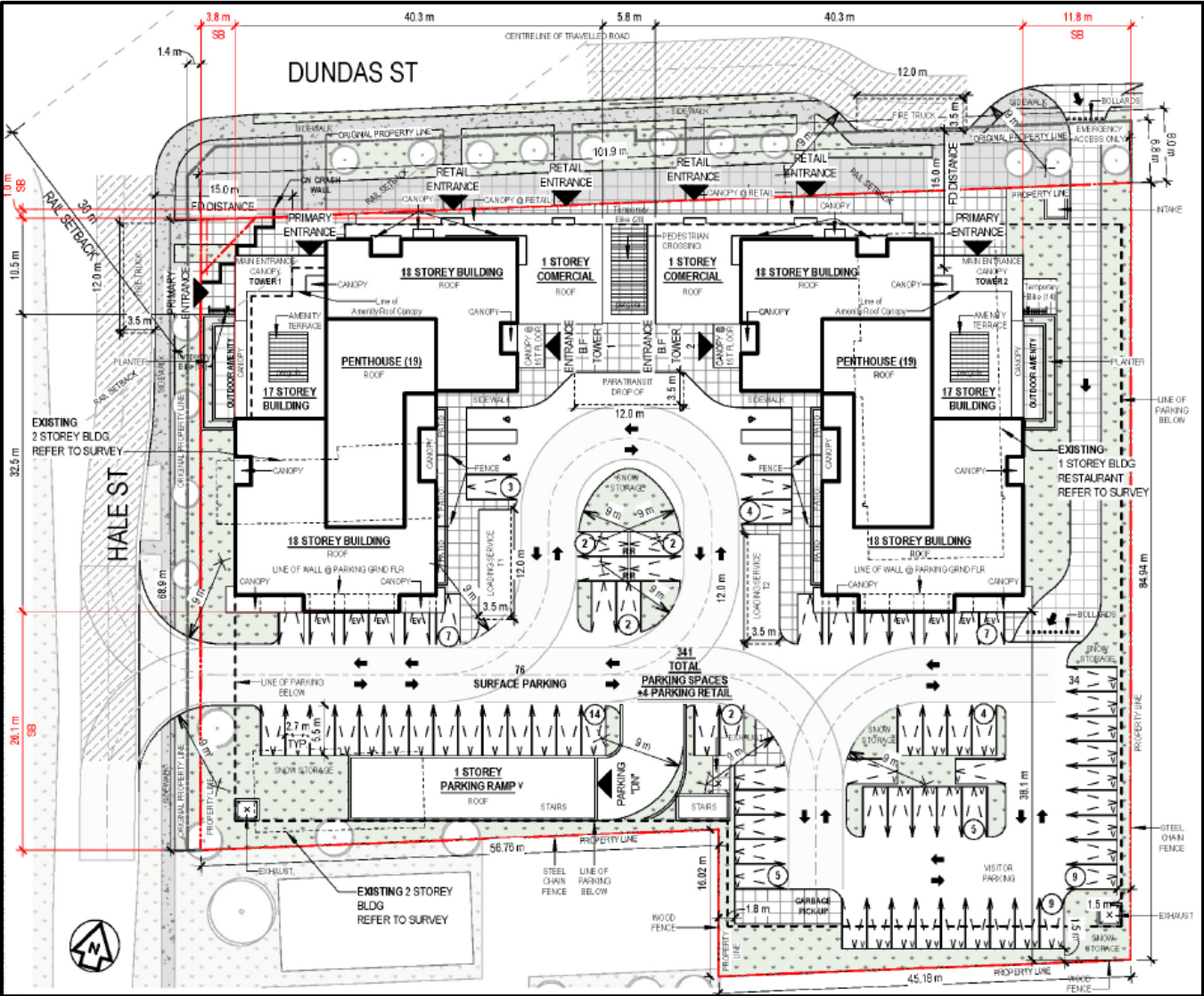
Notice of Collection of Personal Information

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 by Friday, November 7, 2025, to request any of these services.

Site Concept



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

Rendering



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