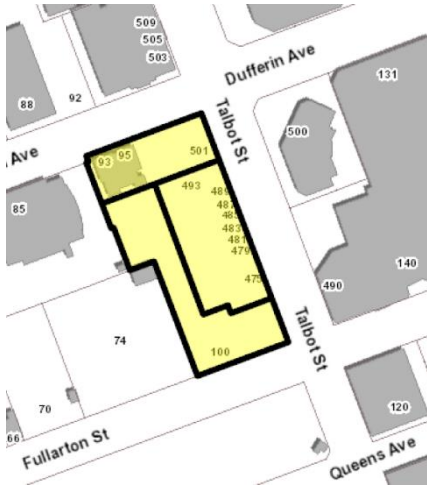


NOTICE OF PLANNING APPLICATION

Zoning By-Law Amendment

100 Fullarton Street



File: Z-9250

Applicant: Zelinka Priamo Ltd. c/o Heather Garrett

What is Proposed?

Zoning amendment to allow:

- The demolition and reconstruction of the façade of 93-95 Dufferin Avenue rather than retention in situ
- The reconstruction of the Camden terrace façade on the exterior of the building on Talbot Street instead of internal to the building.



LEARN MORE & PROVIDE INPUT

Please provide any comments by **November 4, 2020**

Meg Sundercock

msundercock@london.ca

519-661-CITY (2489) ext. 4471

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

File: File Number(s)

london.ca/planapps

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

Arielle Kayabaga

akayabaga@london.ca

519-661-CITY (2489) 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

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

Requested Zoning By-law Amendment

To change the zoning from a Downtown Bonus (DA2*D350*B-38) Zone to a Downtown Bonus (DA2*D350*B-()) Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: DA2*D350*B-38

Relevant Bonus Zone Provisions:

- Complete retention, in situ of 93-95 Dufferin and incorporation of the northern and western facades into the overall design of the new development.
- Construction of a commemorative monument incorporating the heritage attributes of the Camden Terrace façade, including the multi-structure residential row house proportions of six buildings enclosed within three sections, with each containing two terrace residences with mirrored facades.
- The provision of clear glazing along the length of the Talbot Street building façade which is east of the commemorative monument so as to maintain public views to the monument in perpetuity.

Requested Zoning

Zone: DA2*D350*B-()

Bonus Zone:

- The demolition of 93-95 Dufferin and rebuilding of the existing façade to be incorporated into the overall design of the new development.
- Construction of a commemorative monument of the Camden Terrace façade, including the multi-structure residential row house proportions of eight buildings enclosed within four sections.
- The reconstruction of the Camden Terrace façade on the exterior of the building.

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 currently designated as Downtown Area in the Official Plan, which permits a variety of commercial, office, and residential uses.

The subject lands are in the Downtown Place Type in *The London Plan*, permitting a range of a variety of commercial, office, and residential 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 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. For more detailed information about the public process, go to the [Participating in the Planning Process](https://london.ca/participating-in-the-planning-process) page at london.ca.

Please send written comments by mail or email your comments by **November 4, 2020** if possible to the Site Development Planner, Meg Sundercock in Development Services, 6th Floor City Hall at msundercock@london.ca.

Written comments may be mailed to Development Services, 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](https://london.ca/participating-in-the-planning-process) page at london.ca.

Please also note that this application is being circulated during the State of Emergency issued by the Province of Ontario. As a result, in-person services are not available at this time.

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.

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 Development Services 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 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. 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 Secretary of the Committee.

Right to Appeal to the Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

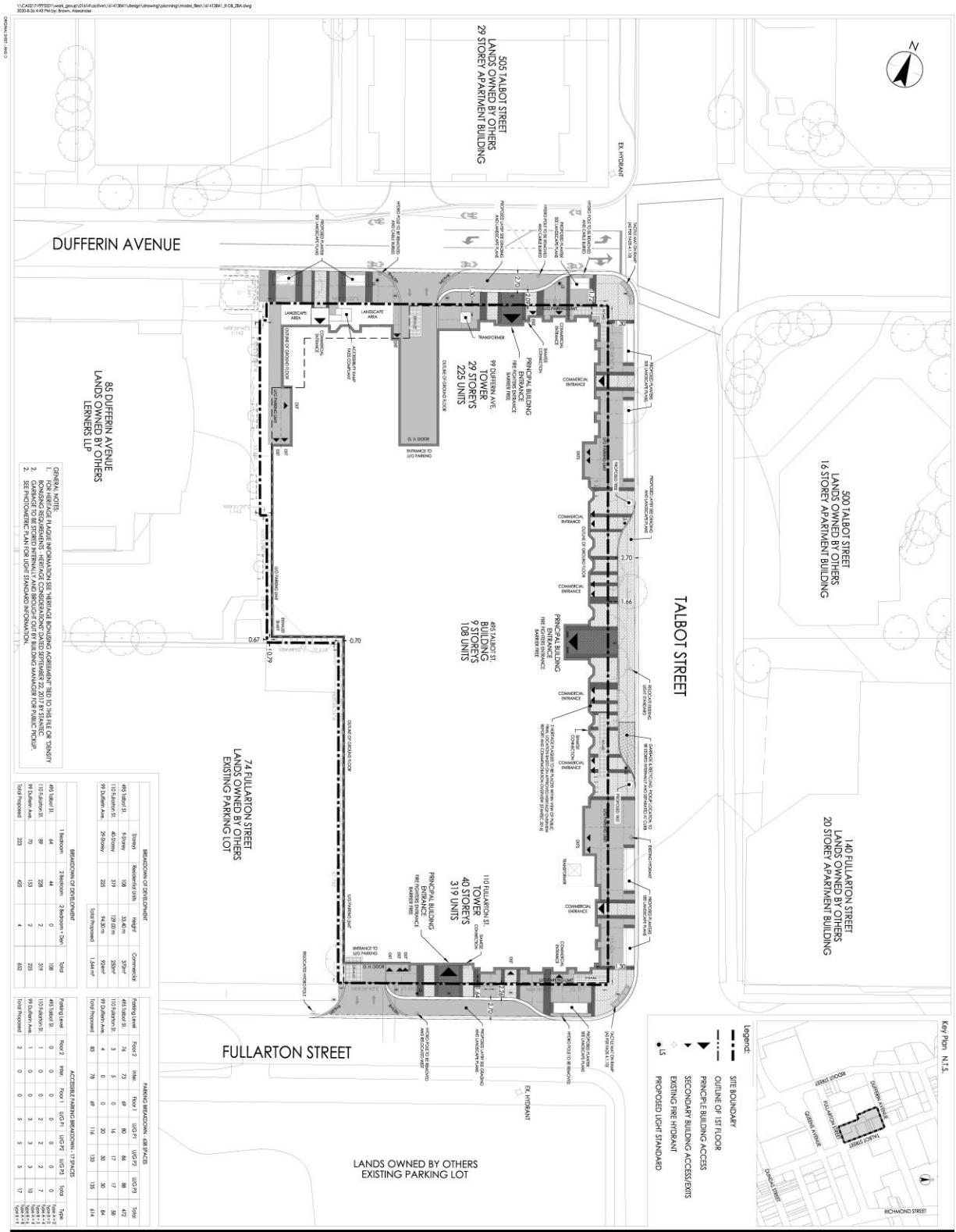
For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

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 Cathy Saunders, 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 Concept



GENERAL NOTE:

1. THIS PLAN IS A PRELIMINARY SITE PLAN FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE.
2. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
4. THE APPLICANT HAS OBTAINED ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.

LEGEND:

- SITE BOUNDARY
- OUTLINE OF 1ST FLOOR
- PRINCIPLE BUILDING ACCESS
- SECONDARY BUILDING ACCESS
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT STANDARDS

Key Plan N.T.S.

Stantec

Stantec

505 TALBOT STREET
LANDS OWNED BY OTHERS
29 STOREY APARTMENT BUILDING

DUFFERIN AVENUE

85 DUFFERIN AVENUE
LANDS OWNED BY OTHERS
LENNEX LTD

300 TALBOT STREET
LANDS OWNED BY OTHERS
14 STOREY APARTMENT BUILDING

140 FULLARTON STREET
LANDS OWNED BY OTHERS
20 STOREY APARTMENT BUILDING

TALBOT STREET

99 DUFFERIN AVE
TOWER
23 STORES
223 UNITS

495 TALBOT ST
TOWER
8 STORES
108 UNITS

110 FULLARTON ST
TOWER
40 STORES
319 UNITS

71 FULLARTON STREET
LANDS OWNED BY OTHERS
EXISTING PARKING LOT

FULLARTON STREET

LANDS OWNED BY OTHERS
EXISTING PARKING LOT

REVISIONS:

No.	Description	Date
1	ISSUE FOR PERMITTING	2020.08.26
2	REVISED PERMITTING	2020.09.01
3	REVISED PERMITTING	2020.09.01
4	REVISED PERMITTING	2020.09.01
5	REVISED PERMITTING	2020.09.01
6	REVISED PERMITTING	2020.09.01
7	REVISED PERMITTING	2020.09.01
8	REVISED PERMITTING	2020.09.01
9	REVISED PERMITTING	2020.09.01
10	REVISED PERMITTING	2020.09.01
11	REVISED PERMITTING	2020.09.01
12	REVISED PERMITTING	2020.09.01
13	REVISED PERMITTING	2020.09.01
14	REVISED PERMITTING	2020.09.01
15	REVISED PERMITTING	2020.09.01
16	REVISED PERMITTING	2020.09.01
17	REVISED PERMITTING	2020.09.01
18	REVISED PERMITTING	2020.09.01
19	REVISED PERMITTING	2020.09.01
20	REVISED PERMITTING	2020.09.01

CLIENT/PROJECT:
Old Oak
Centro - SP-17-035
100 Fullarton Street - 110 Fullarton Street,
495 Talbot Street & 99 Dufferin Avenue
London, ON Canada

DATE: August 26, 2020

TITLE: Site Plan

PROJECT NO.: 161413841

DRAWING NO.: SP-1

SHEET: 1 of 1

SCALE: 1:500

REVISION: 7

Proposed site plan

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

Building Renderings



Proposed building façade along Talbot Street looking northwest



Proposed building façade along Talbot Street looking west

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