NOTICE OF APPLICATION TO AMEND THE OFFICIAL PLAN & ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Official Plan and Zoning By-law Z.-1 for the lands shown on the attached map. The requested change is described below. We are advising you of this application to invite your comments.

APPLICANT:  
E & E McLaughlin Ltd.

LOCATION:  
1063, 1097 and 1127 Dundas Street, 100, 335 and 353 Kellogg Lane - see attached map

PURPOSE AND EFFECT:  
The purpose and effect of the requested Official Plan amendment and Zoning By-law amendment is to the re-use of the existing buildings for a variety of residential, commercial and light industrial uses.

POSSIBLE AMENDMENT:

Area 1 – 100 Kellogg Lane (North Portion)
Change Official Plan land use designation from Light Industrial to Main Street Commercial Corridor (MSCC) and add a Specific Area Policy which would permit a Self-storage Establishments as a permitted use and a total of 8,361m² of Office space collectively with Area 2 on the attached map.

Change Zoning By-law Z.-1 from a a Light Industrial (LI8) Zone which permits existing industrial uses, to a Business District Commercial/Business District Commercial Special Provision (BDC/BDC1(_)) Zone to permit a wide range of commercial, office and residential uses. The requested special provision would permit self-storage establishments on the first floor, maximum building height of 15 metres, minimum parking requirement of 415 parking spaces in combination with the parking requirements for the uses permitted on the adjacent shown in Area 2, and a maximum gross floor area for Office uses of 8,361m² (90,000ft²) in combination with the Office uses permitted in the adjacent shown in Area 2.

Area 2 - 100 Kellogg Lane (South Portion)
Change Official Plan by adding Specific Area Policies to the existing Light Industrial Designation to permit Self-storage Establishments as a permitted use and a total of 8,361m² of Office space collectively with Area 1 on the attached map. The proposed Special Policy is
also seeking the full range of commercial uses permitted in the Light Industrial designation and zone. The provision is required due to the site’s proximity to existing General Industrial and Heavy Industrial designations which restricts commercial uses.

Change Zoning By-law Z-1 from a Light Industrial (LI8) Zone, to a Light Industrial Special Provision/Light Industrial (LI1(_)/LI3/LI4/LI5) Zone to permit a wide range of light industrial uses. The requested special provision would permit a self-storage establishments on the main floor, front and exterior side yard setbacks of 0m (existing), interior side yard setback adjacent to a BDC zone of 0m, minimum parking requirement of 415 parking spaces in combination with the uses permitted on the adjacent lands shown in Area 1, and a maximum gross floor area for Office uses of 8,361m² (90,000ft²) in combination with the Office uses permitted in the adjacent lands shown in Area 1.

Area 3 – 1097 and 1127 Dundas Street

Change Official Plan land use designation from Light Industrial to Main Street Commercial Corridor (MSCC)

Change Zoning By-law Z-1 from a Light Industrial (LI2) Zone, to a Business District Commercial (BDC1/BDC2) Zone which permits a mix of retail, restaurant, neighbourhood facility, office and residential uses.

Area 4A – 1063 Dundas Street

Change Official Plan by adding a Specific Area Policy to the existing Main Street Commercial Corridor and Low Density Residential Designation to permit parking to support the proposed uses at 100 Kellogg Lane.

Change Zoning By-law Z-1 from a Business District Commercial (BDC) Zone, to a Business District Commercial Special Provision (BDC(_ ) Zone to permit a parking lot (existing) as an accessory use to support the permitted uses at 100 Kellogg Lane.

Area 4B – 335 and 353 Kellogg Lane

Change Official Plan by adding a Specific Area Policy to the existing Low Density Residential Designation to permit parking on to support the proposed uses at 100 Kellogg Lane.

Change Zoning By-law Z-1 from a Residential R2 (R2-2) Zone, to a Residential R2 Special Provision (R2-2(_ ) Zone to permit a parking lot (existing) as an accessory use to support the proposed uses at 100 Kellogg Lane.

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 in the Official Plan as a Main Street Commercial Corridor, Light Industrial and Residential. The Main Street Commercial Corridor permits small-scale retail uses; service and repair establishments, food stores; convenience commercial uses; personal and business services; pharmacies; restaurants; financial institutions; small-scale offices; small-scale entertainment uses; galleries; studios; community facilities such as libraries and day care centres, correctional and supervised residences; residential uses (including secondary uses) and units created through the conversion of existing buildings, or through the development of mixed-use buildings as main uses. The Light Industrial designation permits industrial uses that involve assembling, fabricating, manufacturing, processing and/or repair activities; are located within enclosed buildings; require only a limited amount of outdoor storage; and are unlikely to cause adverse effects with respect to air, odour or water pollution, or excessive noise levels. Other types of permitted uses include research and communication facilities; printing and publishing
establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; service trades; and contractor's shops that do not involve open storage; as main uses. The Low Density Residential designation permits single detached; semi-detached; and duplex dwellings. Multiple-attached dwellings, such as row houses or cluster houses may also be permitted subject to the policies of this Plan as main uses.

The subject lands are in the Light Industrial, Rapid Transit Corridor and Neighbourhood Place Type in The London Plan (Council-adopted but not in force and effect) The Rapid Transit Corridor permits a range of of residential, retail, service, office, cultural, recreational, and institutional uses. Mixed-use buildings will also be encouraged. The Light Industrial Place Type permits a broad range of industrial uses that are unlikely to impose significant impacts on surrounding light industrial land uses due to their emissions such as noise, odour, particulates and vibration. Commercial recreation, places of assembly and places of worship may also be permitted where appropriate along with a very limited amount of small-scale retail and service uses may be permitted in these areas to serve those that work in these place types or surrounding employment areas. The Neighbourhood Place Type permits a range of residential uses including Single detached, Semi-detached, Duplex, Converted dwellings, Townhouses, Secondary suites, Home occupations and Group homes.

HOW TO COMMENT:

Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9, Attention Mike Corby by August 4, 2017, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

Please Note: 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, 519-661-2489 extension 4937.

This application is considered to be residential intensification under the policies of the City's Official Plan. While a public site plan meeting is not required for this application, site plan matters, including those matters set out in the intensification policies of the Official Plan, will be considered as part of the staff review of this application. By way of this letter, we are also asking for your input and comments regarding this proposal. The matters that you might want to consider include fencing, landscaping, lighting, driveway locations, building scale and design, and the location of the building on the site. These policies are found in Section 3.2.3.5 of the Official Plan, and may be viewed online at the City of London website, www.london.ca

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Ward 4 Councillor Jesse Helmer (office 519-661-2489 ext. 4004, e-mail jhelmer@london.ca) would be pleased to discuss any concerns you may have with this application.
PUBLIC MEETING:
The appropriateness of the requested Official Plan and Zoning By-law amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

FOR MORE INFORMATION:
If you wish to view additional information or material about the requested amendments, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Mike Corby at 519-661-2489 extension 4657, referring to “OZ-8794”.

TO BE NOTIFIED:
If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.