

RECEIVED 12/17/2015



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

**London**  
CANADA

**NOTICE OF THE PASSING  
OF A ZONING BY-LAW BY  
THE COUNCIL OF THE  
CORPORATION OF THE CITY OF LONDON  
Z.-1-162440**

TAKE NOTICE that the Council of The Corporation of the City of London passed By-law No. Z.-1-162440 on the 8<sup>th</sup> day of December, 2015 under section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, as amended.

AND TAKE NOTICE that any person or public body may appeal to the Ontario Municipal Board (OMB) in respect of the by-law by filing a notice of appeal with the Clerk of The Corporation of the City of London **NO LATER THAN 4:30 p.m. ON THE 6<sup>th</sup> day of January, 2016.** The Office of the City Clerk is located in Room 308, 3rd floor, City Hall, 300 Dufferin Avenue, London ON N6B 1Z2. If you wish to appeal to the OMB a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). The notice of appeal must set out the objection to the By-law and the reasons in support of the objection and must be accompanied by the \$125.00 fee prescribed under the *Ontario Municipal Board Act*, in the form of a certified cheque or money order payable to the Minister of Finance.

Only individuals, corporations and public bodies may appeal a Zoning By-law to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

The land to which the by-law applies is the subject of an application under the *Planning Act* for approval of an Official Plan Amendment No. 630. There is, however, no related application for a plan of subdivision or consent.

An explanation of the purpose and effect of the By-law and a description of the lands to which the By-law applies are printed on the reverse side of this notice. A key map showing the land to which the By-law applies is also attached to this notice.

**For further information about this By-law, please contact A-B Watson in the Planning Division at (519) 661-4980 or [planning@london.ca](mailto:planning@london.ca). Please quote Planning Division File No. OZ-8489 when making enquiries.**

The complete By-law is available from the City Clerk's Office, 3rd floor, City Hall or by telephoning (519) 661-2500 ext. 5756 during business hours (weekdays from 8:30 a.m. to 4:30 p.m.).

Dated at the City of London this 17<sup>th</sup> day of December, 2015.

Catharine Saunders  
City Clerk  
City of London  
3rd floor, 300 Dufferin Avenue  
London, Ontario N6B 1Z2

## DESCRIPTION OF SUBJECT LANDS:

The subject lands are located at 1156 Dundas Street.

## PURPOSE & EFFECT OF BY-LAW NO. Z.-1-162440

The purpose of the By-law is to rezone the subject lands from a General Industrial (GI1) Zone to a Holding Residential R1 (h-67•h-202•h-203•h-205•R1-2) Zone, and a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)) Zone, and a Holding Residential R6 Special Provision (h-5•h-67•h-120•h-149•h-203•h-204•h-205•R6-5(41)•H15) Zone, and a Holding Business District Commercial Special Provision (h-5•h-67•h-120•h-149•h-204•h-205•BDC2(11)•D150•H35) Zone, and an Open Space (OS1) Zone. These amendments will allow for the former McCormick Factory site to be developed into 3 distinct areas. Area 1 will retain the original historic portion of the McCormick building and repurpose it for mixed-use residential, commercial, office and parking. Area 2 will demolish later additions to existing McCormick building, provide open space in the northwest corner, construct two mid-rise apartment buildings, a low-rise senior's apartment building and townhouses. Area 3 will allow for the construction of single detached dwellings. This amendment will also provide for the extension of Gleeson street from Ashland Avenue to McCormick Boulevard.

The effect of the By-law will be to permit the following uses on the subject lands:

h-5: To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13*, prior to the removal of the "h-5" symbol.

h-67: To address concerns of site contamination, a Record of Site Condition shall be carried out by a qualified professional and submitted to the Ministry of the Environment. The City of London will remove the "h-67" holding provision once the Ministry is satisfied that the Record of Site Condition is satisfactory.

h-120: To ensure the orderly development of lands, the "h-120" symbol shall not be deleted until a Traffic Impact Study has been completed and the accepted recommendations have been implemented through a development agreement all to the satisfaction of the City Engineer and the General Manager of Planning and Development.

h-149: To ensure the orderly development of the lands the symbol shall not be deleted until sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer.

h-204: To encourage high quality urban design for the redevelopment of the former McCormick factory site, a development which, with minor variations at the discretion of the Managing Director, Planning and City Planner, is consistent with the conceptual site plan attached as Schedule "1" to the amending by-law and with the Urban Design Guidelines, attached as Schedule "2" of the amending by-law, will be assessed during the site plan approval/review process and a development agreement is entered into with the City of London prior to the removal of the "h-(204)" symbol

h-205: To ensure the orderly development of lands, the "h-(205)" symbol shall not be deleted until a Land Use Compatibility report associated with a site plan is undertaken which provides direction on how the proposed sensitive land uses can be appropriately designed, buffered and/or separated from the existing major facilities to prevent or mitigate potential adverse effects.

BDC2(11): Senior citizen apartments; assembly halls; places of worship; community centres; funeral homes; institutions; schools; fire halls; animal hospitals; apartment buildings with any or all of the 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; 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 and police stations.

D150: specifies the maximum net residential density in units per hectare permitted.

H35: specifies the maximum height in metres permitted.

**h-203:** To ensure the orderly development of lands, the "h-(203)" symbol shall not be deleted until a development agreement associated with plan of subdivision provides for the dedication and construction of Gleeson Street to municipal standards, between Ashland Avenue and McCormick Boulevard, as proposed in the Concept Plan, attached as Schedule "1" of the amending by-law, as part of a future development proposal.

**R6-5(41):** Continuum-of-care facility; retirement homes; senior citizen apartment buildings; single detached dwelling; semi-detached dwelling; duplex dwelling; triplex dwelling; townhouse dwelling; stacked townhouse dwelling; apartment buildings; and fourplex dwelling.

**H15:** specifies the maximum height in metres permitted.

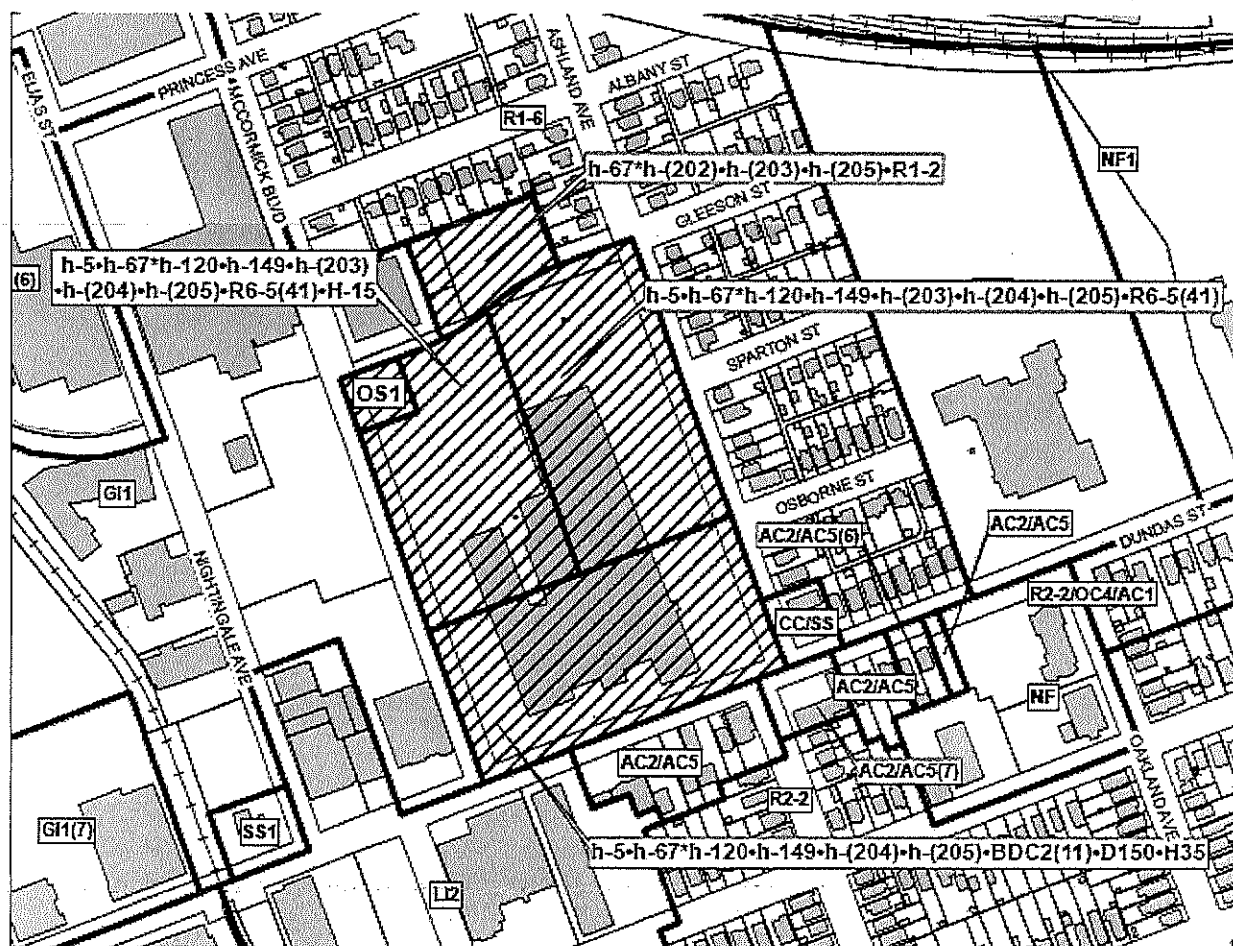
**OS1:** conservation lands; conservation works; cultivation of land for agricultural/horticultural purposes; golf courses; private parks; public parks; recreational golf courses; recreation buildings associated with conservation lands and public parks; campground and managed forest.

**h-202:** To ensure that as much of the existing vegetation is retained, the holding provision will not be deleted until a tree preservation report and plan has been prepared by a qualified ecological consultant and is implemented to the satisfaction of City of London.

**R1-2:** single detached dwelling

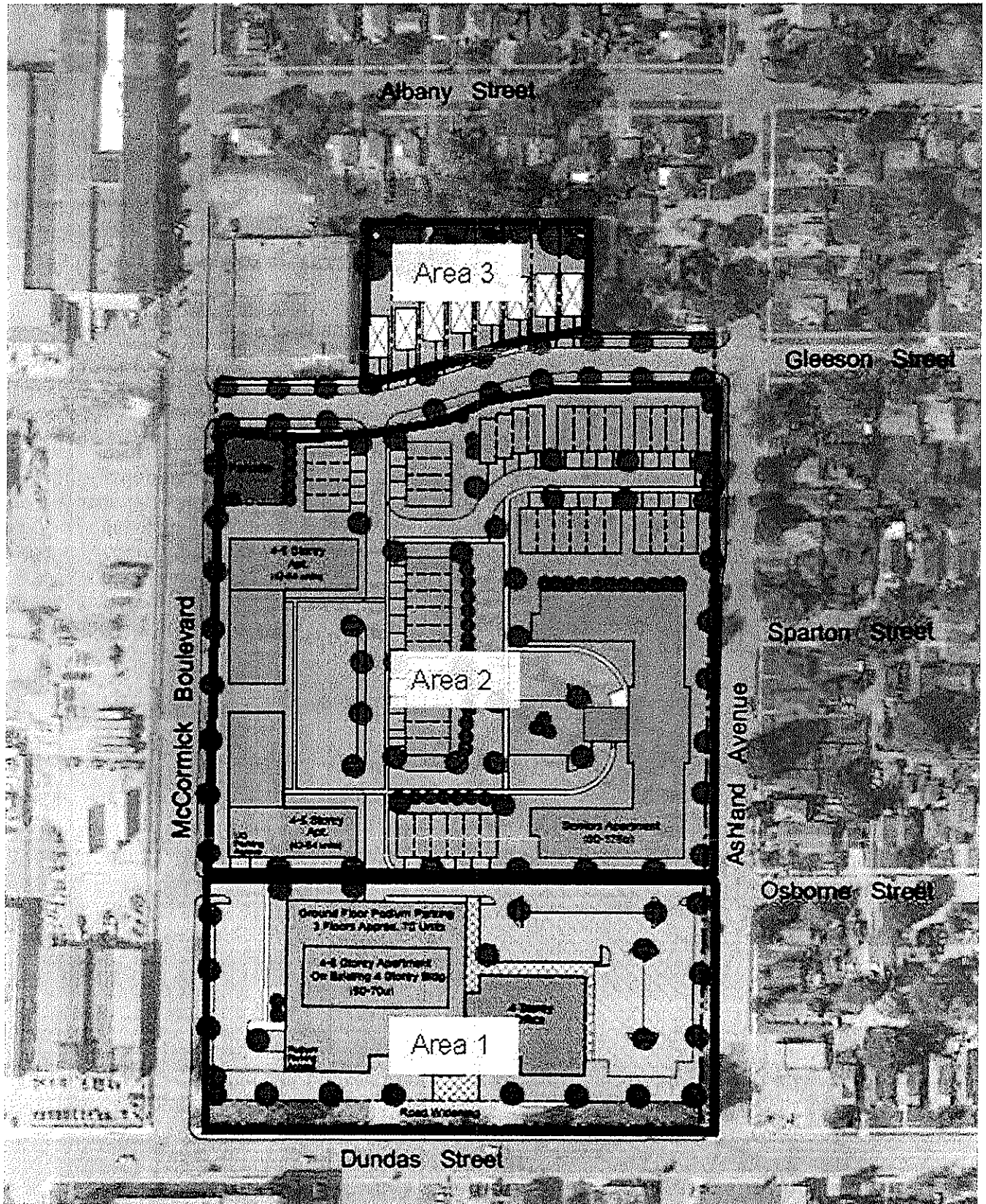
These permitted uses will be subject to regulations relating to parking standard for senior citizen apartment building; parking standard for cluster townhouses; parking standard for apartment buildings; density; front yard depth; building setback; parking standard for office uses; lot area; lot frontage; yard depth; landscaped open space; lot coverage; height; parking area coverage; number of single detached dwellings; maximum floor area; density; gross floor area; total gross floor area for cinemas; and height and density of apartment buildings;

As a condition of development or redevelopment of lands or buildings in the defined area, the developer may be subject to the City's Site Plan Approval process and may be required to enter into an agreement with the City with respect to certain development conditions and requirements.



**SUBJECT SITE** 

SCHEDULE "1" OF AMENDING BY-LAW





London  
CANADA

300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

**NOTICE OF THE ADOPTION  
OF AN OFFICIAL PLAN AMENDMENT  
BY THE COUNCIL OF THE  
CORPORATION OF THE CITY OF LONDON  
Amendment No. 629**

TAKE NOTICE that the Council of The Corporation of the City of London passed By-law No. C.P.-1284(sb)-3 on the 8<sup>th</sup> day of December, 2015 under section 17 of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, for the purpose of adopting Amendment No. 629 to the Official Plan for the City of London Planning Area - 1989.

AND TAKE NOTICE that any person or public body may appeal to the Ontario Municipal Board in respect of the proposed Official Plan Amendment by filing a notice of appeal with the Clerk of The Corporation of the City of London **NO LATER THAN 4:30 p.m. ON THE 6<sup>th</sup> day of January, 2016**. The Office of the City Clerk is located in Room 308, 3rd Floor, City Hall, 300 Dufferin Avenue, London ON N6B 1Z2. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). The notice of appeal must set out the specific part of the proposed official plan amendment to which the appeal applies and the reasons in support of the objection and must be accompanied by the \$125.00 fee prescribed under the *Ontario Municipal Board Act* in the form of a certified cheque or money order payable to the Minister of Finance.

Only individuals, corporations and public bodies may appeal a decision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

This Amendment applies to lands bordered by the Canadian Pacific (CP) Railway to the north, Quebec Street and Burbrook Place to the west, the north side of Dundas Street to the south and Ashland Avenue and McCormick Boulevard along the east in the City of London.

The purpose of the Official Plan Amendment is:

1. To add "McCormick Area Secondary Plan" to the list of Adopted Secondary Plans in Section 20.2 i) of the Official Plan for the City of London;
2. To add Section 20.8 – McCormick Area Secondary Plan to Chapter 20 – Secondary Plans, of the Official Plan for the City of London; and,
3. To add the naming and delineation of the "McCormick Area" to Schedule "D" – Planning Areas.

The land to which this Official Plan Amendment applies is not the subject of any other application under the *Planning Act* (i.e. an amendment to Zoning By-law No. Z.-1, a zoning order by the Minister of Municipal Affairs and Housing or application for an amendment thereto, an approval of a plan of subdivision, a minor variance or a consent).

**For further information about this By-law, please contact K. Killen in the Planning Division at (519) 661-4980 or [planning@london.ca](mailto:planning@london.ca). Please quote Planning Division File No. OZ-7601 when making enquiries. The Official Plan Amendment is available from the City Clerk's Office, 3rd Floor, City Hall, 300 Dufferin Avenue, London, Ontario, N6B 1Z2 or by telephoning (519) 661-2500 ext. 5756 during business hours (weekdays from 8:30 a.m. to 4:30 p.m.).**

DATED at the City of London this 17<sup>th</sup> day of December, 2015.

Catharine Saunders  
City Clerk  
City of London  
3<sup>rd</sup> floor, 300 Dufferin Avenue  
London, Ontario N6B 1Z2



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P.O. Box 5035  
London, ON  
N6A 4L9

**NOTICE OF THE ADOPTION  
OF AN OFFICIAL PLAN AMENDMENT  
BY THE COUNCIL OF THE  
CORPORATION OF THE CITY OF LONDON  
Amendment No. 630**

TAKE NOTICE that the Council of The Corporation of the City of London passed By-law No. C.P.-1284(sc)-4 on the 8<sup>th</sup> day of December, 2015 under section 17 of the *Planning Act, R.S.O. 1990, c.P.13*, as amended, for the purpose of adopting Amendment No. 630 to the Official Plan for the City of London Planning Area - 1989.

AND TAKE NOTICE that any person or public body may appeal to the Ontario Municipal Board in respect of the proposed Official Plan Amendment by filing a notice of appeal with the Clerk of The Corporation of the City of London **NO LATER THAN 4:30 p.m. ON THE 6<sup>th</sup> day of January, 2016**. The Office of the City Clerk is located in Room 308, 3rd Floor, City Hall, 300 Dufferin Avenue, London ON N6B 1Z2. If you wish to appeal to the OMB, a copy of an appeal form is available from the OMB website at [www.omb.gov.on.ca](http://www.omb.gov.on.ca). The notice of appeal must set out the specific part of the proposed official plan amendment to which the appeal applies and the reasons in support of the objection and must be accompanied by the \$125.00 fee prescribed under the *Ontario Municipal Board Act* in the form of a certified cheque or money order payable to the Minister of Finance.

Only individuals, corporations and public bodies may appeal a decision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group. No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

This Amendment applies to lands located at 1156 Dundas Street in the City of London.

The purpose of the Official Plan Amendment is:

1. To change the designation of certain lands described herein from Low Density Residential and General Industrial to a Low Density Residential, Multi-Family Medium Density Residential, and Mainstreet Commercial Corridor on Schedule "A", Land Use, to the Official Plan for the City of London to permit a mixed used redevelopment of the site.
2. To add a policy in Section 10.1.3 – Policies for Specific Areas, of the Official Plan for the City of London to permit a maximum density of 125 units per hectare in the Multi-Family Medium, Density Residential Designation.

The land to which this Official Plan Amendment applies is the subject of an application under the *Planning Act* for an amendment to Zoning By-Law No. Z.-1 (By-law No. Z.-1-162440). The land is not the subject of a Minister's zoning order nor an application for an amendment thereto, and there are no applications for a minor variance or a consent, nor for the approval of a plan of subdivision.

**For further information about this By-law, please contact A-B. Watson in the Planning Division at (519) 661-4980 or [planning@london.ca](mailto:planning@london.ca). Please quote Planning Division File No. OZ-8489 when making enquiries. The Official Plan Amendment is available from the City Clerk's Office, 3rd Floor, City Hall, 300 Dufferin Avenue, London, Ontario, N6B 1Z2 or by telephoning (519) 661-2500 ext. 5756 during business hours (weekdays from 8:30 a.m. to 4:30 p.m.).**

DATED at the City of London this 17<sup>th</sup> day of December, 2015.

Catharine Saunders  
City Clerk  
City of London  
3<sup>rd</sup> floor, 300 Dufferin Avenue  
London, Ontario N6B 1Z2