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S. Wilson
File No: SP13-039285

TO:	CHAIR AND MEMBERS PLANNING AND ENVIROMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: FARHI HOLDINGS CORPORATION 350 OXFORD STREET EAST PUBLIC SITE PLAN MEETING FEBRUARY 18TH, 2014 AFTER 4:00 PM

RECOMMENDATION

That on the recommendation of the Manager, Development Services and Planning Liaison, the following actions **BE TAKEN** with respect to the site plan approval application of Farhi Holdings Corporation for a new Rexall Pharmacy located at 350 Oxford Street East:

- a) On behalf of the Site Plan Approval Authority, the Planning and Environment Committee **BE REQUESTED** to conduct a public meeting on the subject site plan application and **REPORT TO** the Site Plan Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan Approval to permit a pharmacy at 350 Oxford Street East; and,
- b) Council **ADVISE** the Site Plan Approval Authority of any site plan issues they may have with respect to the Site Plan Application and **ADVISE** the Approval Authority whether they support the Site Plan Application for a pharmacy at 350 Oxford Street East.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this application is to obtain Site Plan Approval for a proposed new building (pharmacy) located at 350 Oxford Street East. The public meeting at Planning & Environment Committee (PEC) is being held to hear from the public and receive any advice from PEC and Council in order to make any further revisions or changes to the plans submitted.

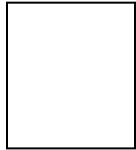
PREVIOUS REPORTS PERTINENT TO THIS MATTER
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File OZ-8121; Report to the Planning and Environment Committee to amend the Zoning By-law on July 30, 2013.

APPLICATION DETAILS






Date Application Accepted: November 12, 2013	Agent: Zelinka Priamo Ltd.
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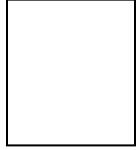
REQUESTED ACTION: Approval of an application for site plan approval for the construction of a new commercial building (pharmacy) at 350 Oxford Street East.
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Location Map

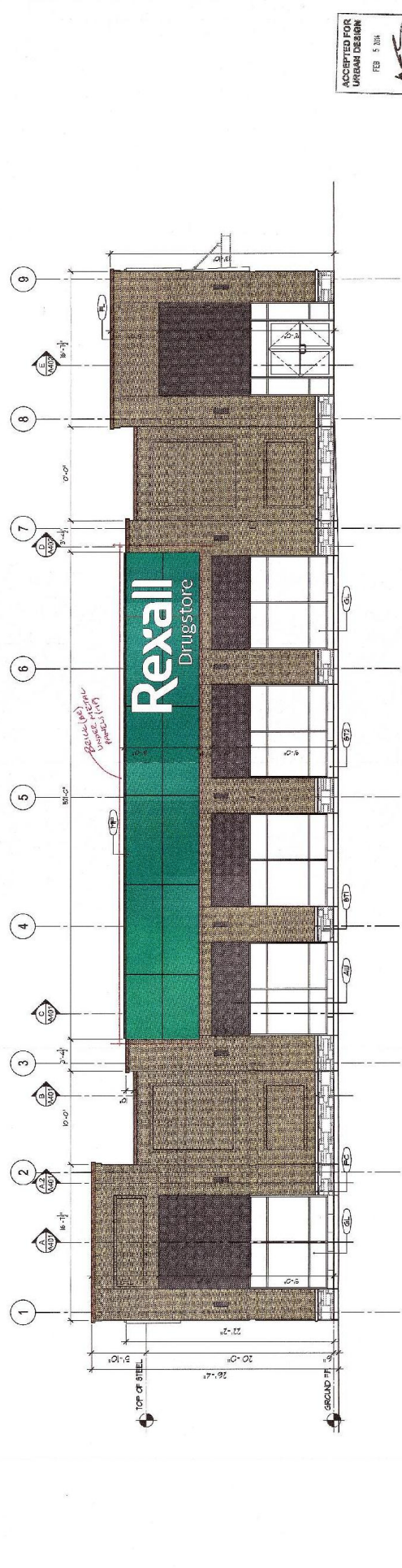
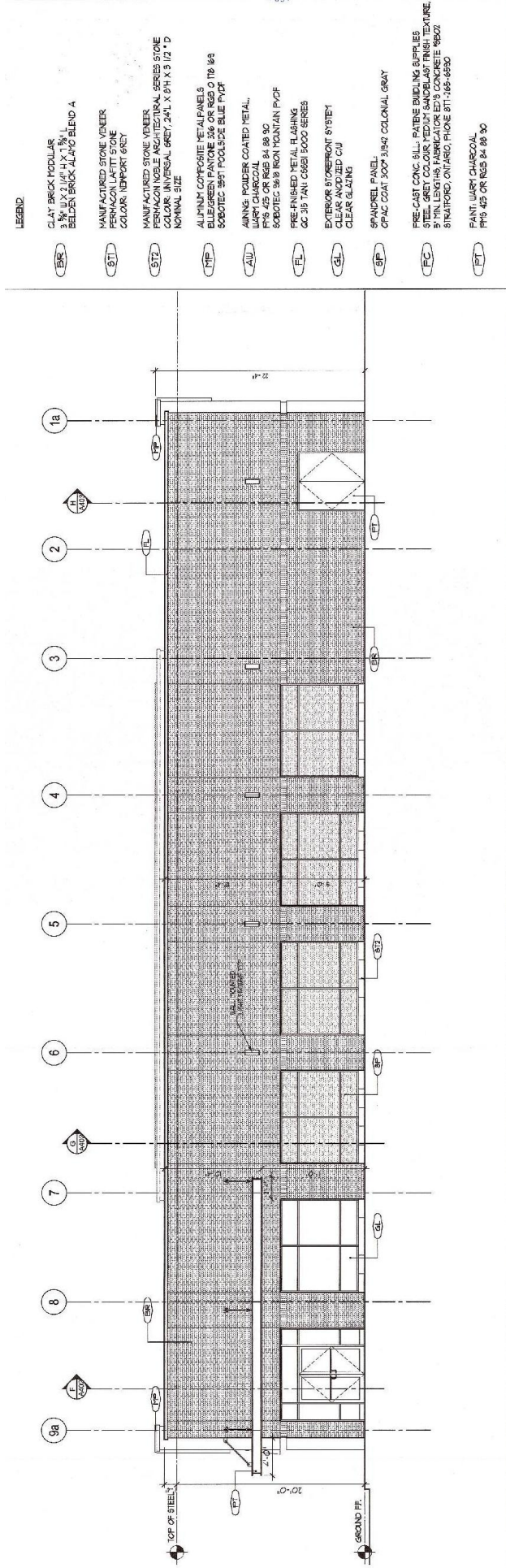


<p>LOCATION MAP</p> <p>File Number: N/A Planner: S. Wilson Created By: James Scott Date: 2014-01-06 Scale: 1:2500</p> <p>Corporation of the City of London Prepared By: Planning and Development</p>	<p>LEGEND</p> <ul style="list-style-type: none">  Subject Site  Parks  Assessment Parcels  Buildings  Address Numbers
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Proposed Elevations – North and South



It being noted that a permit under the Sign and Canopy By-Law will be required for each sign.

RECEIVED BY
JUN 18 2014
CITY OF KAMATHUR

1 SOUTH ELEVATION (Oxford Street)

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SITE CHARACTERISTICS:

- **Current Land Use** – Vacant
- **Frontage** – Approximately 54.9m
- **Depth** – Approximately 46.4m
- **Area** – Approximately 2,703m²
- **Shape** – Irregular

SURROUNDING LAND USES:

- North** – Residential and Public Elementary School
- South** – Across Oxford Street East: Convenience Commercial (Existing Pharmacy)
- East** – Residential and Office Conversion
- West** – Across Waterloo Street: Convenience Commercial and Gas Bar (northwest corner) and Flower Shop (southwest corner)

OFFICIAL PLAN DESIGNATION: Multi-Family, High Density Residential

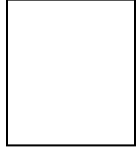
EXISTING ZONING: Holding Convenience Commercial Special Provision/Service Station (h-5. h-103. h-156. CC6(5)/SS)

PLANNING HISTORY

On November 8, 2012, the applicant submitted an application for a Zoning By-law (ZBA) amendment to change the zoning of the subject site to permit a pharmacy. Ultimately after a public meeting, the Planning and Environment Committee (PEC) recommended approval of the Zoning By-Law Amendment to Council and on July 31, 2013, Council resolved:

“That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of Farhi Holdings Inc., relating to the properties located at 754 and 764 Waterloo Street and 354 Oxford Street East [350 Oxford Street East]:

- a) the proposed by-law, as appended to the staff report dated July 23, 2013, BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2013, to amend Appendix "I" the Official Plan to change the identification of the subject property FROM a Service Station TO a Convenience Commercial and Service Station identification;
- b) the attached, revised, proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on July 30, 2013, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, as amended in part a), above), to change the zoning of the subject property FROM a Convenience Commercial/Service Station (CC/SS) Zone and a Residential R2 (R2-2) Zone and a Residential R3/Office Conversion (R3-1/OCs) Zone, which permits such uses as convenience service establishments without a drive-through facility, convenience stores without a drive-through facility, financial institutions without a drive-through facility, personal service establishments without a drive through facility, gas bars, single-detached dwellings, semi-detached dwellings, duplex dwellings and converted dwellings, fourplex dwellings, dwelling units, medical dental offices and offices TO a Holding Convenience Commercial Special Provision/Service Station (h-(*)*h-5.h-103.CC6()/SS)Zone, to allow for such uses as bake shops without drive-through facilities, commercial schools without drive-through facilities, florist shops without drive-through facilities, pharmacies without drive through facilities, eat-in restaurants without drive-through facilities, brewing on premises establishment, including a maximum front



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yard setback of (1.0m), a maximum exterior side yard setback of (1,0m), a maximum lot coverage of (35%), a maximum gross floor area of 948m² and minimum of 28 parking spaces; it being noted that the holding h-(") provision is to ensure landscaping enhancements are implemented within the abutting Oxford Street and Waterloo Street road allowances to achieve high quality landscaping and the creation of an attractive street edge at this strategic gateway location; it being further noted that the holding (h-5) provision is to ensure that development takes a form compatible with adjacent land uses, by requiring a public site plan review meeting; it being also noted that the holding (h-103) provision is to ensure that urban design is addressed at site plan;

c) subject to Policy 19.1.1 of the Official Plan, the subject lands at 764 Waterloo Street BE INTREPRETED to be located within the "Multi-Family, Medium Density Residential" designation;

d) the Site Plan Approval Authority BE REQUESTED To consider the following design elements through the site plan approval process:

i) consider rotating the building (general design, function and floor plate can remain the same), as illustrated in Appendices 'C' and 'D', clockwise by 90 degrees to engage the intersection and create active street frontages along Waterloo and Oxford Streets such that the proposed east elevation be situated on the south elevation (along Oxford Street) and the proposed south elevation be situated on the west elevation (along Waterloo Street) and incorporate the following design elements:

I) consider an entrance at the southwest corner facing the intersection of Waterloo Street and Oxford Street to service those travelling by foot or transit, with a secondary entrance located at the southeast corner of the building to service those coming from the parking lot;

II) create a height element at the southwest corner of the building (at the intersection) to announce the entrance as well as address the intersection;

III) create a corner plaza at the intersection of Oxford and Waterloo Streets between the building entrance and the intersection of the public sidewalks including enhanced landscaping in order to create a welcoming forecourt that engages the intersection;

IV) ensure that the majority of windows located along the Oxford and Waterloo Street corridors are transparent glass to activate the street frontages;

V) ensure that the sign band is integrated into the building and below the height of the parapet in order to allow for the southwest corner parapet (at the intersection and entrance into the building) to act as the height element for the building;

VI) ensure that the materials used on all facades and the level architectural detailing are in keeping with the heritage district; it being noted that in accordance with the Bishop Hellmuth Heritage District Plan materials should include brick and masonry and architectural details are to include brick soldier courses and corbelling;

VII) provide enhanced landscaping to screen all exposed parking lots from Oxford and Waterloo Streets in order to create a positive edge condition and enhance the pedestrian experience; it being noted that this may be achieved using a landscape wall and landscaping that includes, but not limited to, shrubs, tall grasses, and trees; and

VIII) consideration be given to the rooflines so that they are in keeping with the heritage district;

ii) install a 1.83 metre (6 feet) minimum sound attenuation fence along the property line directly abutting St. George Public School (the north property line of 354 Oxford Street East) in order to ensure continued student safety;

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- e) a meeting BE HELD, prior to the end of the appeal period for this application, with representatives of the Bishop-Hellmuth Community Association, St. George's School Association, the applicant and the Civic Administration, to discuss the final design, with the date of the meeting to be provided at the Municipal Council meeting to be held on July 30, 2013; and,
- f) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the proposed amendment is minor in nature;

it being noted that the Planning and Environment Committee reviewed and received the following communications, with respect to this matter:

- a communication dated July 19, 2013, from G. McCormack, Chair, Executive of School Council, St. George's Public School;
- a communication dated July 19, 2013, from N.Z. Tausky, 288 St. James Street;
- the attached communication dated July 22, 2013 from M. Loft, 784 Wellington Street; and,
- the attached communication from S. Barre and C. Scott-Barre, 774 Hellmuth Avenue."

On August 8, 2013, a meeting was held with representatives from the Bishop-Hellmuth Community Association, St. George School Association, the applicant and City Planning Staff to discuss the design of the proposed building. The matter was not appealed to the Ontario Municipal Board, and the amendment is now in full force and effect.

On November 12, 2013, the applicant filed an application for site plan approval for the development of the site.

On November 19, 2013, the notice of application was sent out to area property owners advising them of the application. As a result of this notice, there were numerous responses from the public (see further in report).

On December 11, 2013, the proposal was submitted to the London Advisory Committee on Heritage (L.A.C.H.) for consideration and the L.A.C.H. made several suggestions relative to signage, historic pictures on the building walls, some of the building architectural details, and a further meeting with the public. It being noted that a heritage permit is required for the proposed building in addition to the building permit.

On January 13, 2014, the applicant held a neighbourhood meeting to review the latest plans with local property owners and address their questions and concerns. City Staff were in attendance to answer questions regarding the site plan approval process. Concerns were raised regarding the design of the building as well as safety concerns with the location of the vehicular accesses.

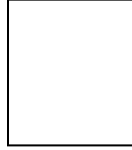
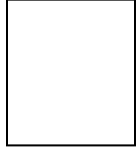
On January 27, 2014, notice of public meeting was sent out to area property owners and notice was placed in the Londoner on January 30, 2014.

To date, we have had several responses, and concerns were reiterated regarding signage, the design and appearance of the building, and safety issues relating to the proposed vehicular accesses.

ANALYSIS

Description of the Site Plan

The applicant is proposing a new building for a pharmacy. The building is proposed to be located at the southwest corner of the site, adjacent to the west and south property lines, as close as possible to the intersection of Waterloo Street and Oxford Street East. A minor variance was granted to permit the building to be located within the site triangle at the intersection.



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The site plan provides two proposed vehicular accesses to the site. One access is on Waterloo Street located at the northwest corner of the site, and permits full vehicular access. The second access is on Oxford Street East located east of the building, and permits vehicles to turn right in, right out, and left out of the site. Left turns into the site from Oxford Street East are restricted.

There are 31 on-site parking spaces. The parking area is located north and east of the building, adjacent to abutting properties.

Building entrances are located at the northeast and southeast corners of the building, with doors on the north, east, and south facades. Three entrances face the parking area and one entrance faces onto Oxford Street East. Bicycle parking spaces have been located near the northeast and southeast building entrances.

The plan provides a pedestrian walkway through the site, connecting Waterloo Street to Oxford Street East. The walkway is continuous along the north and east facades of the building, providing pedestrian connection to all building entrances as well as the parking area. The plan also provides pedestrian connection to the city sidewalk on the two streets.

The landscape plan incorporates an urban courtyard at the corner of Oxford Street East and Waterloo Street. There will be a low feature wall, mirroring the existing wall opposite the intersection. Plant material is proposed along both streets to enhance the interface of the development and the streetscape, as well as visually screen the parking area from the public right-of-way.

Elevation plans show a yellow brick building that is maximum 8.0 meters in height. The building incorporates architectural features including a raised parapet at the southwest corner (at the intersection), as well as a brick detailing to enhance the facades and compliment the historic neighbourhood.

The building façade that faces Oxford Street East engages the streetscape with transparent glass windows and an entrance at the east side. The Waterloo Street façade includes images in place of transparent glass windows. These images were based on photographs selected by Urban Design staff and the local community to display significant heritage buildings and streetscapes from the Bishop Hellmuth area.

The proposed building elevations incorporate areas with text and contrasting colour on the south, east, and west facades to indicate anticipated signage for the future tenant of the building. The size and extent of the sign boxes have been delineated on the building elevations. A permit under the Sign and Canopy By-Law will be required for each sign.

Does the Plan Conform to the Zoning By-Law?

The property is zoned CC6(5) and requires the following:

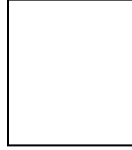
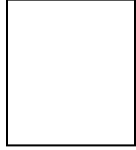
- Lot Coverage (maximum) - 35%
- Maximum Gross Floor Area for Pharmacy use - 948 m²
- Number of off-street parking spaces (minimum) - 28
- Maximum front yard setback - 1.0 m
- Maximum exterior side yard setback - 1.0 m

The proposed development complies with the zoning regulations of the CC6(5) Zone as varied.

Holding Provisions h-5, h-103, h-156

h-5 holding:

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.



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The public meeting at Planning & Environment Committee is being held to fulfil part of the requirement of the h-5 holding provision. Once all plans are approved, the development agreement will be executed by the parties.

h-103 holding:

To ensure that urban design is addressed at site plan, a site plan will be approved and a development agreement will be entered into which, to the satisfaction of the Managing Director, Planning and City Planner, incorporates the design objectives as identified in the Council resolution. A requirement of the site plan submission will include an urban design brief and building elevations which detail how the objectives have been achieved.

An urban design brief was provided for review by the Urban Design Peer Review Panel during the rezoning process. As part of the site plan application, a letter was submitted by the applicant regarding urban design considerations and outlined how the proposed plans address the urban design recommendations in the Council Resolution as follows:

- *“Strong consideration was given to rotating the building on the property; however due to the orientation of the building and the internal layout of the floor space cannot be accommodated.*
- *An entrance door is located along the Oxford Street elevation for pedestrian traffic along Oxford Street.*
- *A height element is included in the southwest corner of the building, which includes large awnings and clear glazing on both elevations.*
- *A corner plaza is included to accentuate the entrance into the Bishop Hellmuth Heritage District as well as mirror the entrance feature on the northwest corner of the intersection. Details of the plaza are shown on the landscape plan.*
- *All windows along Oxford Street are transparent glass. As an alternative to transparent glass along Waterloo Street, historical images are provided over the lower panels. Clear transoms have been provided above the images.*
- *The sign band has been integrated into the building and is reduced in height to ensure it is lower than the parapet at the southwest corner of the building.*
- *The brick proposed on the exterior of the building is yellow in colour and is contrasted by grey window awnings. Soldier coursing is provided around the building where appropriate.*
- *Extensive landscaping is incorporated into the design to screen the view of the parking area.*
- *Although the roof line of the surrounding area was considered in the design of the proposed building, the roof line proposed provides a contemporary architectural style that blends in with the historical context of the area”*

Urban Design Staff reviewed the proposed plans as part of the site plan approval process and provided comments. The landscape plan was revised to incorporate a hard-surfaced courtyard in front of the low feature wall at the intersection of the city sidewalks, and elevation drawings were revised to incorporate further architectural details to the satisfaction of the Managing Director, Planning and City Planner.

The building façade that faces Oxford Street East engages the streetscape with transparent glass windows and an entrance at the east side. The Waterloo Street façade includes images in place of transparent glass windows. These images were based on photographs selected by Urban Design staff and the local community to display significant heritage buildings and streetscapes from the Bishop Hellmuth area. The Managing Director, Planning and City Planner is prepared to approve elevation plans as marked.

h-156 holding:

The h-156 holding provision is to ensure that landscaping enhancements are implemented within the abutting Oxford Street and Waterloo Street road allowances. The h-156 holding provision shall not be removed until a development agreement is entered into which includes a site plan that provides for the creation of an attractive street edge, in order to achieve high quality landscaping and an attractive street edge at this strategic gateway location.

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Comments on the landscape plan were provided to incorporate additional landscaping enhancements. The plan was revised to show additional trees along Waterloo Street and enhanced landscaping along both street edges to the satisfaction of Development Planning Staff to partially fulfil the requirements of the h-156 holding provision. Staff are prepared to approve the landscape plan subject to minor revisions being incorporated. A modified licensing agreement will be entered into to accommodate the non-standard items in the road allowance.

Issues Raised at the Rezoning

In addition to the urban design considerations outlined above, the Council resolution required a 1.83 meter (6 foot) minimum sound attenuation fence along the north property line directly abutting St. George Public School in order to ensure continued student safety. The proposal includes a 2.4 meter (8 foot) sound attenuation barrier along the entire north property line, which exceeds the height suggested by Council.

Is the Site Plan Compatible with Adjacent Properties?

A noise report was submitted with the application to identify any potential impact that the proposed development may have on adjacent properties. The report indicated that there are no significant concerns for any potential impact that the proposed development may have on adjacent lands.

The proposal incorporates a 2.4 meter (8 foot) sound attenuation barrier along the entire north property line abutting two properties, including St. George Public School. A solid wood privacy fence will be provided along the east property line.

Concerns were raised by the public regarding the loading area located close to Waterloo Street and the potential for vehicular conflict. There is a designated loading area located along the north property line, not adjacent to the building. A loading door is shown on the plans at the west end of the north façade, where loading will be done manually while loading vehicles are parked away from the Waterloo Street access.

Concerns were also raised regarding additional safety measures at the Waterloo Street access to ensure the safety of children who often walk along this part of Waterloo Street. A stop sign at the Waterloo Street access and pavement markings at both vehicular accesses are indicated on the plans.

The site access on Oxford Street East is designed to restrict vehicular access to turning right in, right out, and left out of the site. Left turns into the site will not be permitted based on the review of plans and subsequent comments from the Transportation Division.

Proposed exterior lighting includes wall mounted lighting on all building facades and four light pole fixtures located adjacent to the parking area. Light details provided indicate fixtures are designed to minimize glare onto abutting properties.

The site will be graded so the overland flow route will be directed onto the adjacent road network, and not onto adjacent private properties.

The proposed development engages the streetscape by providing an entrance on Oxford Street East, as well as historical images and clerestory windows on the Waterloo Street façade. Plans also incorporate enhanced landscaping and pedestrian connections out to both streets.

PUBLIC LIAISON:	<p>On November 19, 2013, Notice of Application was sent to 93 property owners in the surrounding area.</p> <p>On January 27, 2014, a Notice of Public Meeting was sent to area property owners and a Notice of Public Meeting was published in the Londoner on DATE, 2014.</p>	<p>8 emails were received</p> <p>1 phone call</p> <p>2 emails were received</p>
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Public Response

Subsequent to the rezoning and prior to the submission of the site plan application, nine letters were received from the public concerning the proposed development. As a result of the Notice of Application, eight emails and one phone call were received from the public. Subsequent to the Notice of Public Meeting, an additional two emails were received.

Local property owners expressed concerns that the design of the proposed building is not in keeping with the Bishop Hellmuth Heritage District. Design elements such as an entrance at the Waterloo/Oxford corner, architectural detailing, a height element in the roofline, and more historically styled signage would make the development more compatible with the community. Concerns were also raised regarding the safety of pedestrians at the proposed Waterloo Street access.

Neighbourhood Meeting

During the consultation phase of site plan approval and included in the first submission comments of the site plan approval process, Staff recommended that the applicant hold a neighbourhood public meeting to discuss the proposed plans with local property owners and address their questions and concerns prior to the public site plan meeting.

On January 13, 2014, the applicant held a neighbourhood meeting and City Staff were in attendance to answer questions regarding the site plan approval process. Twenty-eight members of the local community attended the meeting. The applicant provided revised plans and renderings that had not yet been submitted for site plan review. The following is a summary of the key issues raised at the neighbourhood meeting by local residents.

- An entrance at the southwest corner of the building was requested during previous public meetings, as well as in comments submitted to Staff through the site plan approval process. The plans do not include an entrance at this location, and as a result the building does not adequately address the streetscapes or accommodate pedestrian traffic at what is considered a gateway to the heritage district.
- The appearance of the building is too contemporary and is not in keeping with the Bishop Hellmuth Heritage District. Architectural features should be incorporated into the design that complement the neighbourhood.
- Regarding the proposed signage on the building, local residents feel that the large size and bright colour of the signage is too obtrusive and is not in keeping with the historical neighbourhood context.
- Many children walk along this part Waterloo Street to get to and from the nearby school. Residents are concerned that the increased traffic at the Waterloo entrance to the site could be dangerous for these children and are requesting speed bumps and signage as safety measures.

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- The proposed building and parking area will incorporate a significant amount of exterior lighting and there is concern that lighting will be excessive and will glare onto adjacent properties.

Staff have received and reviewed 21 individual written comments by the neighbours from the neighbourhood meeting expressing the above concerns, in addition to the letters and emails received prior to and following the provision of the Notice of Site Plan Application and Notice of Public Meeting. These concerns were addressed as follows:

- Urban Design staff requested a building entrance at the southwest corner of the building. The applicant maintained that this was not possible for logistical reasons based on the future function of the building and therefore an entrance is not proposed for this location. Other design elements including transparent glass on the south building façade, as well as clerestory windows and historical images on the west façade were incorporated instead of a southwest corner entrance, to the satisfaction of the Managing Director, Planning and City Planner. Urban Design staff have accepted the design details for the building elevations.
- Comments were provided with regard to the architectural detailing of the proposed building and plans were revised to the satisfaction of the Managing Director, Planning and City Planner.
- Signage is to be finalized and approved through a separate approval process. Urban Design comments were provided to ensure that the building facades are to be brick material in keeping with the Heritage Conservation District guidelines. The material beneath the coloured areas with text shown on the elevations was marked as brick to the satisfaction of the Managing Director, Planning and City Planner.
- A stop sign at the vehicular access on Waterloo Street and painted asphalt markings at both vehicular accesses have been incorporated to ensure the safety of pedestrians.
- Lighting details have been provided and revised to address lighting concerns.

SIGNIFICANT COMMENTS

Engineering

- Ensure the site grading and parking lot perimeter top of curb elevations provide for an overland flow route is through the site to the adjacent road network (Oxford and/or Waterloo), not onto adjacent private property.
- The municipal storm sewer through the site is to be realigned and an easement established (E.C.A. is required).

Transportation Planning and Design

- The proposed private entrance at Oxford Street should be in accordance with the Streets by-law, and the City of London Access Management Guidelines (Inbound Left turn Restrictions to Driveway).

Urban Design

- Include further architectural details in the design of all facades such as brick soldier course, corbelling and brick insets in order to enhance the blank portions of the facades and add interest that is in keeping with the Heritage Conservation District.
- Ensure that a landscape courtyard area (hard surface) is included in front of or surrounding the low feature wall displaying the name of the heritage district.

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Development Services

- Show all proposed exterior lighting on the site plan and provide details of lighting fixtures to ensure no glare onto adjacent properties.
- Include the minimum of 2 bicycle parking spaces in site data to confirm zoning compliance.
- Plant a double row of trees along Waterloo Street to reflect historically styled planted streets and to provide enhanced landscaping.
- Provide additional low plantings at the base of all trees for enhancement of the street edges and parking area screening.

Heritage Planner

- The subject site is located within the Bishop Hellmuth Heritage Conservation District and requires a Heritage Alteration Permit for the proposed new development to ensure it is in keeping with the heritage district.

CONCLUSION

The proposed site plan has been reviewed and is considered to be consistent with applicable policies and regulations of the Official Plan, Provincial Policy Statement, the Zoning By-Law, and Site Plan Control Area By-law subject to the revisions to the plans to incorporate Staff comments. Once plans are revised, Staff are prepared to recommend the plans to the Approval Authority, subsequent to receiving security for on-site and off-site works; and subject to the acceptance of all plans, including grading and servicing, for the site. A separate report will be submitted in the future to Planning and Environment Committee (PEC) to remove the holding provisions after a development agreement has been executed by the Owner.

PREPARED BY:	REVIEWED BY:
STEPHANIE WILSON, LANDSCAPE PLANNER, DEVELOPMENT SERVICES	BRUCE HENRY, MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY, MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P. Eng MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

CC. SP13-039285
Zelinka Priamo Ltc. (318 Wellington Road, London ON N6C 4P4)

Agenda Item #

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Bibliography of Information and Materials

City of London. *Official Plan*, June 19, 1989, as amended.

City of London. *Zoning By-law No. Z.-1*, May 21, 1991, as amended.

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Provincial Policy Statement, March 1, 2005.

City of London, Report to Planning and Environment Committee, File No. OZ-8121, July 23, 2013.

City of London, Council Resolution, OZ-8121, July 30th, 2013.

City of London, Site Plan Application, SP13-039285, November 12th, 2013.

Noise Report by Eng Plus Ltd., November 2013

City of London, Notice of Application, November 19th, 2013.

City of London, Notice of Public Meeting, January 23, 2014

Notice of Public Meeting, Londoner, January 30, 2014