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Z-8461
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March 11, 2015

NOTICE OF APPLICATION TO AMEND THE ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's 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:	Lambeth Health Organization Inc.
LOCATION:	4402 & 4366 Colonel Talbot Road
PURPOSE AND EFFECT:	The purpose and effect of the requested Zoning By-law amendment is to permit the adaptive re-use of the former McEachren School to a medical/dental facility with a pharmacy, and to maintain the rear (eastern) portion of the site as vacant land for future residential uses.
POSSIBLE AMENDMENT:	Change Zoning By-law Z.-1 from an Arterial Commercial (AC2) Zone which permits accessory dwellings units, converted dwellings, day care centres, emergency care establishments, existing dwellings, group home type 2, lodging house class 2, animal hospitals, dwelling units above the first floor, clinics, convenience stores, convenience service establishments, duplicating shops, florist shops, medical/dental laboratories, medical/dental offices, offices, personal service establishments, and studios; and a Neighbourhood Facility (NF) Zone which permits places of worship, elementary schools and day care centres to an Arterial Commercial (AC2) Zone which permits the above listed uses, a Business District Commercial Special Provision (BDC()) Zone which permits animal hospitals, apartment buildings with any or all of the other 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, police stations and pharmacy with permission for a greater front yard depth and front yard parking; and an Urban Reserve Special Provision (UR4(4)) Zone which permits existing dwellings, agricultural uses except for mushroom farms, commercial greenhouses, livestock facilities and manure storage facilities, conservation lands, managed woodlots, wayside pits, passive recreation uses, kennels, private outdoor recreation clubs and riding stables on a lot with a frontage of 18m (59 ft) and a lot area of 750m ² (8,073 sq ft).
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 "Main Street Lambeth North", "Main Street Lambeth South" and "Low Density Residential". The "Main Street Lambeth North" designation continues the existing 'mainstreet' development pattern with permitted uses found in the "Main Street Commercial Corridor" designation and the "Multi-family Medium Density Residential" designation with the exception of single, semi-detached and duplex dwellings. The "Main Street Lambeth South" designation permits the uses in the "Main Street Commercial Corridor" designation, but at a smaller scale than development in the "Main Street Lambeth North" designation. Specific policy in the "Main Street Lambeth

South” designation considers the remnant school block located adjacent to Colonel Talbot Road for redevelopment with non-residential uses such as professional and service offices, medical/dental offices, personal service establishments, retail stores, convenience stores, studios and galleries, day care centres, small-scale restaurants, specialty food stores, and fitness and wellness establishments, while the east (rear) portion of the remnant school block shall redevelop with residential uses as permitted in the “Low Density Residential” designation at a scale and height that is compatible with the existing residential uses located to the east of the remnant school site. The “Low Density Residential” designation in the Official Plan permits low-rise, low density housing forms including detached, semi-detached and duplex dwellings as the main uses.

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, Attn: Sonia Wise by **April 2, 2015**, if possible. **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, 519-661-2500 ext. 4937. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

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 9 Councillor Anna Hopkins (519 661 2500 x4009, ahopkins@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested 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..

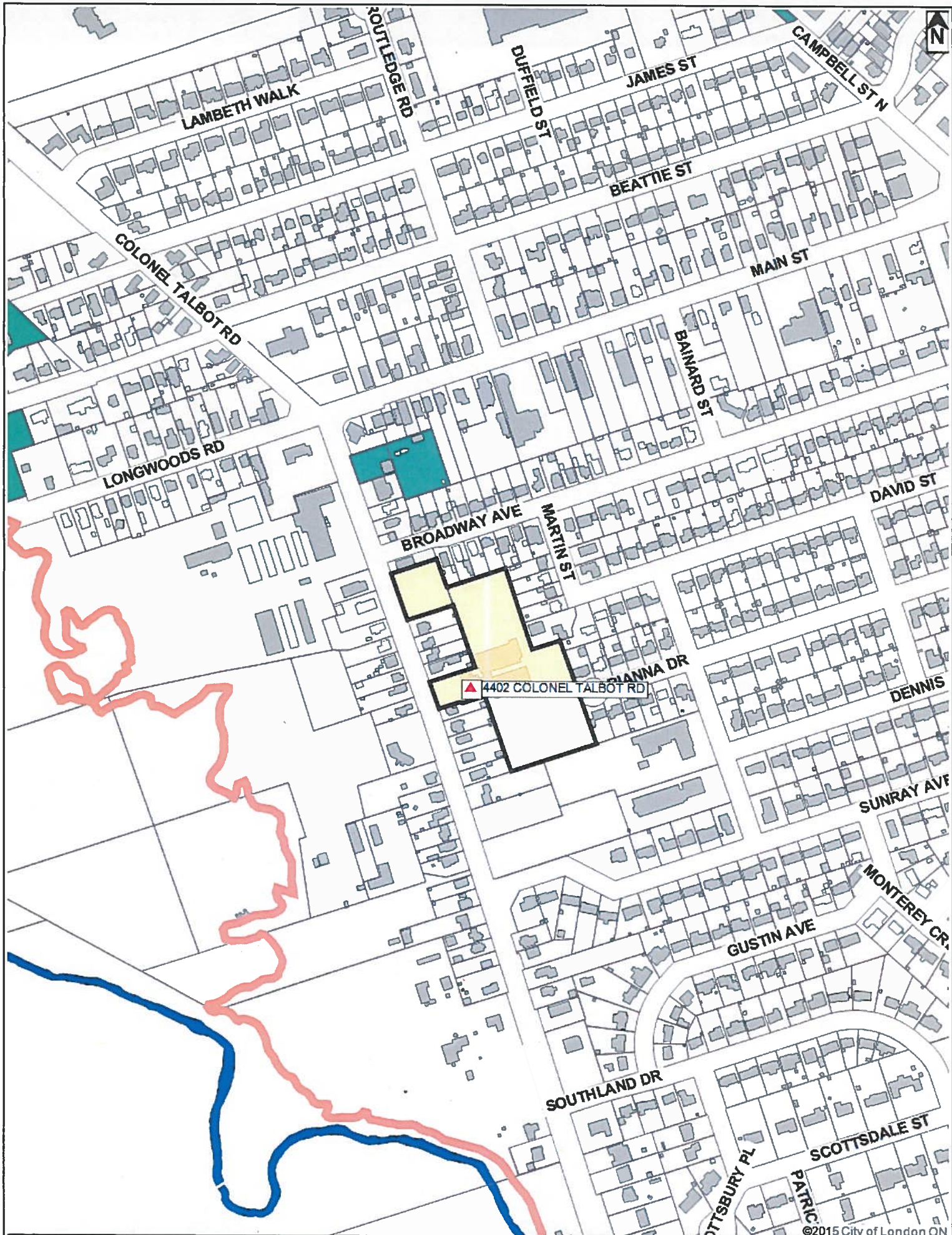
FOR MORE INFORMATION:

If you wish to view additional information or material about the requested amendment, 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 Sonia Wise at 519-661-2500 ext. 5887, referring to “Z-8461”.

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the 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 and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.








0 metres 250 500 750 1000

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LOCATION MAP

Subject Site: 4402 Colonel Talbot Rd
 Applicant: Lambeth Health Organization Inc.
 File Number: Z-8461
 Planner: Sonia Wise
 Created By: Sonia Wise
 Date: 2015-03-02
 Scale: 1:5000

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers





Pharmacy Entry Concept - Restored Colonel Talbot Streetscape



Clinic Entry - Main Parking Lot - North



LAMBETH HEALTH AND WELLNESS ADAPTIVE RE-USE
E.B. MCEACHEREN SCHOOL, LONDON ONTARIO