



**London**  
CANADA

Planning Services  
206 Dundas Street  
London, ON  
N6A 1G7

OZ-8464  
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March 13, 2015

## 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 for the lands shown on the attached map. The requested changes are described below. We are advising you of this application to invite your comments.

<b>APPLICANT:</b>	City of London
<b>LOCATION:</b>	165 Elmwood Avenue East (see attached map)
<b>PURPOSE AND EFFECT:</b>	The purpose and effect of the requested Official Plan and Zoning By-law amendments is to permit the full range of uses to be operated by the YMCA of Western Ontario under lease from the City of London, including offices, ESL programs, day care centres and community use and to allow the required alterations to the building and the site to accommodate these uses.
<b>POSSIBLE AMENDMENT:</b>	<p>Change the Official Plan to permit community centre uses in an Office Area designation.</p> <p>Change Zoning By-law Z.-1 from a <b>FROM</b> a Heritage/Office (HER/OF) Zone <b>TO</b> a Heritage/Office Special Provision (HER( )/OF( )) Zone to permit offices, a community centre and a day care centre, and to permit a minimum lot coverage of 6%, minimum landscaped open space of 80%, the location of 2 new accessory structures in the exterior side yard, and to establish a minimum parking requirement for the site of 36 spaces.</p>
<b>HOW TO COMMENT:</b>	<p>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: Barb Debbert, <b>by April 2, 2015</b>, if possible. <b>Please Note:</b> 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.</p> <p>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.</p> <p>Your representative on City Council, Ward 11 Councillor Stephen Turner (off. 519-661-2500 ext. 4011, e-mail sturner@london.ca) would be pleased to discuss any concerns you may have with this application.</p>
<b>PUBLIC MEETING:</b>	<p>The appropriateness of the requested Official Plan and Zoning By-law amendments will be considered at a future meeting of the Planning &amp; Environment Committee. You will receive another notice inviting you to attend this meeting.</p> <p>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 amendments are 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.</p>

**FOR MORE  
INFORMATION:**

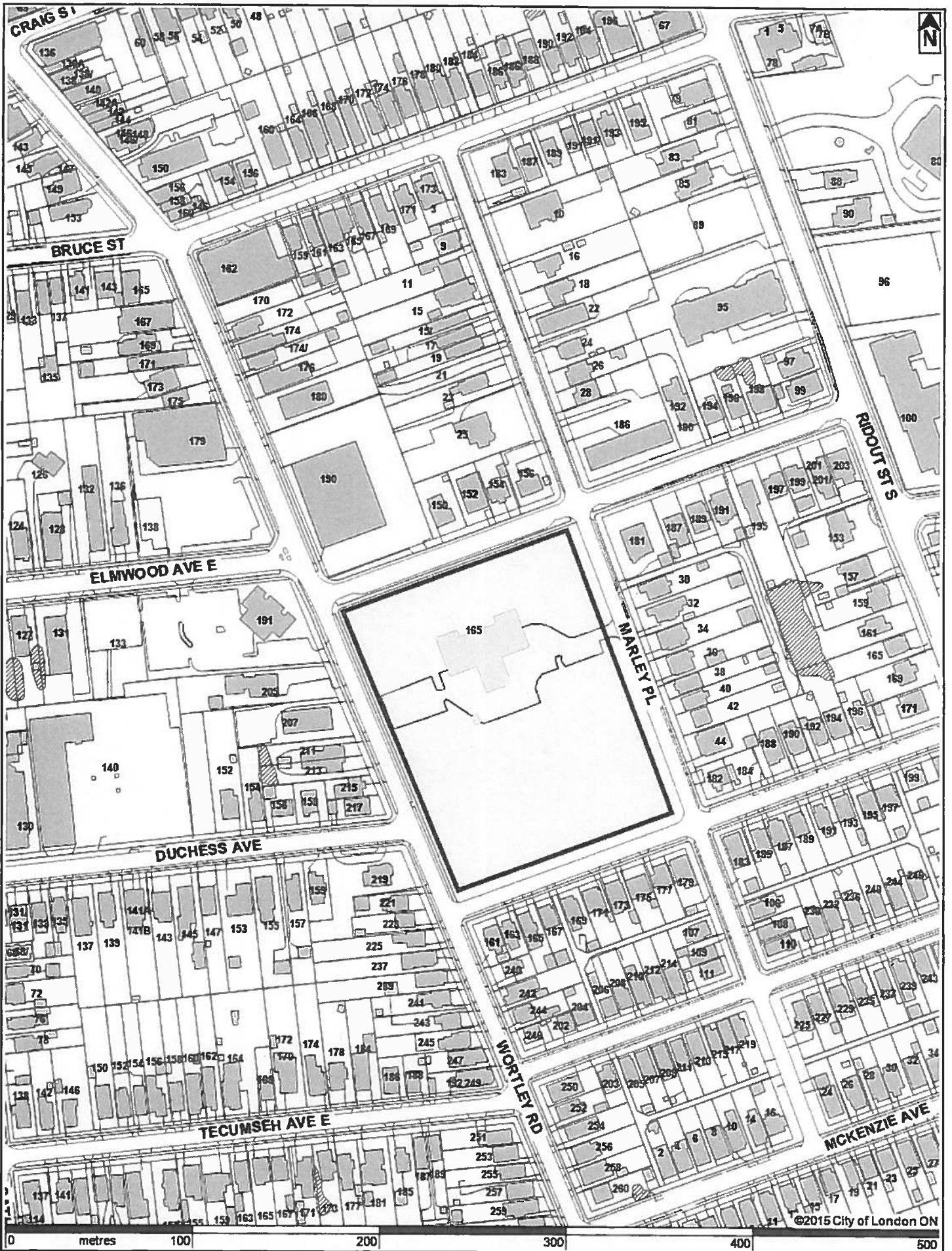
If you wish to view additional information or material about the requested Official Plan and Zoning By-law amendments, it is available to the public for inspection at Planning Services, 206 Dundas Street, London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

**For more information, please call Barb Debbert at 519-661-2500 ext. 5345, referring to "File OZ-8464".**

**TO BE  
NOTIFIED:**

If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Ave., 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.






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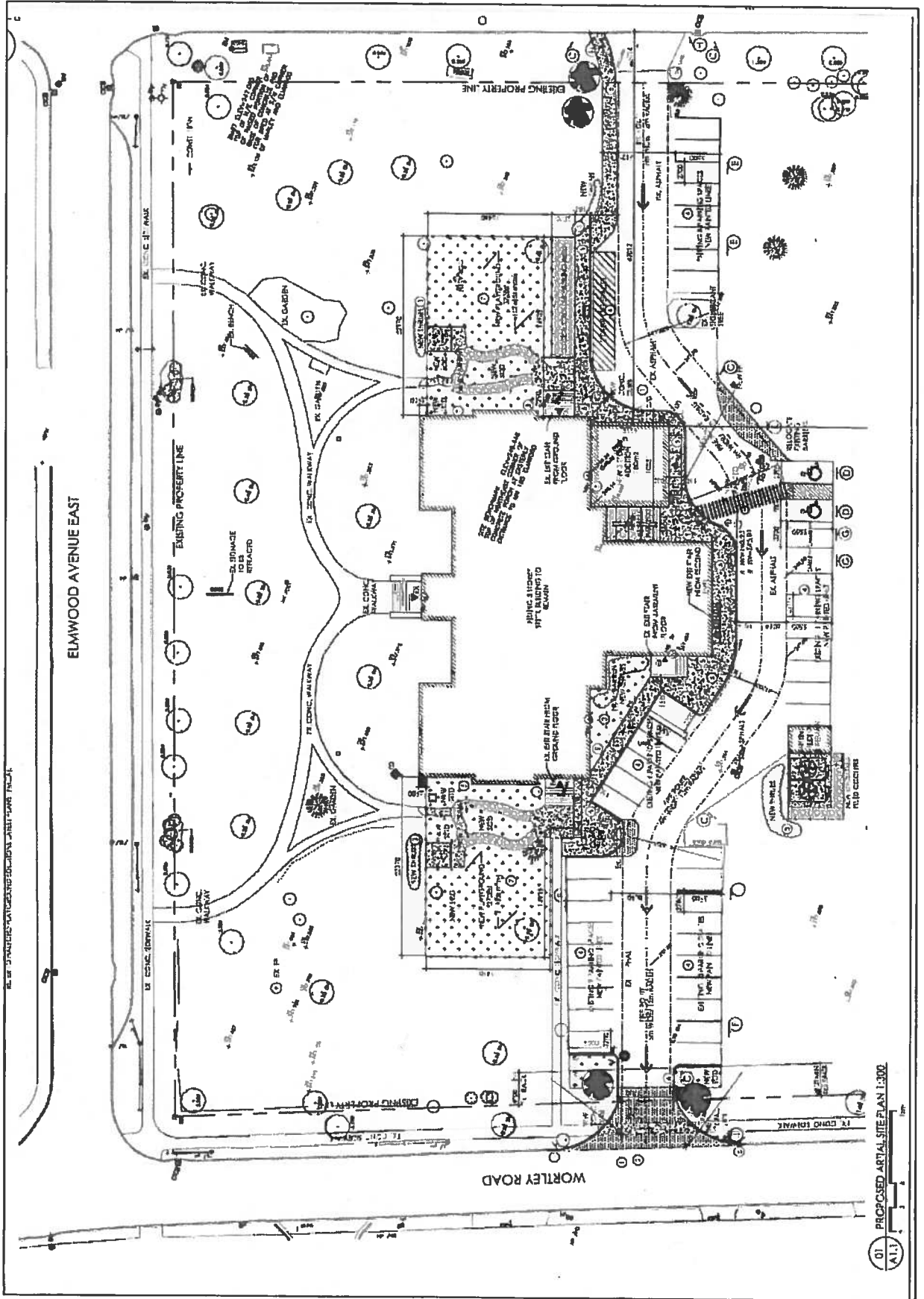
**LOCATION MAP**

Subject Site: 165 Elmwood Ave E  
 Applicant: City of London  
 File Number: OZ-8464  
 Planner: Barb Debbert  
 Created By: Barb Debbert  
 Date: 2015-03-12  
 Scale: 1:2500

**LEGEND**

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





01 PROPOSED AERIAL SITE PLAN 1:300  
 A.1.1