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File No. OZ-7401
Planner: C. Smith

TO:	CHAIR AND MEMBERS – PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	SMARTCENTRES 1280 FANSHAWE PARK ROAD WEST AND 1875 AND 1965 HYDE PARK ROAD MEETING ON FEBRUARY 27, 2012

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner the following actions be taken with respect to the application by Smartcentres relating to the property located at 1280 Fanshawe Park Road West and 1875 and 1965 Hyde Park Road:

- (a) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting on March 20, 2012, to amend policy 4.7.1.5.4 of the Official Plan which refers to the Fanshawe Park Road/Hyde Park Commercial Node to change the maximum gross floor area for retail commercial uses in this node from 113,620m² to 117,336m² and to change the maximum gross floor area for retail commercial uses permitted on the southeast corner from 53,890m² to 57,606m²; and
- (b) the proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on March 20, 2012, 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 Holding Associated Shopping Area Special Provision (h*h-25*ASA3/ASA6/ASA8(4)) Zone which permits a wide range of commercial uses in a shopping centre or stand alone buildings with a maximum gross floor area of 53,890m² provided that a development agreement is entered into with the City and that the development complies with the City of London Commercial Urban Design Guidelines **TO** an Associated Shopping Area Special Provision (ASA3/ASA6/ASA8 ()) Zone which permits commercial uses in a shopping centre or stand alone buildings with a maximum gross floor area of 57,606m².
- (c) the date of passing referred to in the proposed by-laws **BE AMENDED** from March 5, 2012 to March 20, 2012 and 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-laws as the proposed changes to the by-laws are minor in nature.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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October 29, 2007- Report submitted to the Planning Committee by the General Manager of Planning and Development.

SP 07- 022649- Site Plan application to permit the construction of two buildings of approximately 836m² and 1,111m² on the site. Site Plan withdrawn September 2008.