



OZ-8464/SP15-011783  
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April 29, 2015

**NOTICE OF PUBLIC MEETING  
BEFORE THE PLANNING & ENVIRONMENT COMMITTEE  
for OFFICIAL PLAN & ZONING BY-LAW AMENDMENT  
APPLICATION**

and

**NOTICE OF APPLICATION AND PUBLIC MEETING BEFORE THE  
PLANNING & ENVIRONMENT COMMITTEE  
for SITE PLAN APPLICATION**

**APPLICANT:**

City of London

**LOCATION:**

165 Elmwood Avenue East (see attached map)

**PURPOSE AND EFFECT:**

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 at the former London Normal School, including offices, ESL programs, day care centres and community use and to modify the zoning regulations to allow the required alterations to the building and the site to accommodate these uses.

The purpose of the Site Plan public participation meeting is to receive public comments regarding the proposed expansion and redevelopment of the former London Normal School.

**POSSIBLE AMENDMENT AND PROPOSAL:**

Change the Official Plan to permit community centre uses in an Office Area designation.

Change Zoning By-law Z.-1 from a Heritage/Office (HER/OF) Zone to a Heritage Special Provision/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.

Consideration of the Site Plan will result in an expansion the existing building in the southeast corner to permit the inclusion of accessible entrances and an elevator shaft for future tenants. The proposal includes a new vehicular access to Wortley Road and limits the access from Marley Place to one-way. Minor site improvements to the existing parking area and immediate area around the building are proposed as well including fenced-in play areas for future tenants.

## **PUBLIC MEETING:**

By letter dated March 13, 2015, you were informed of the possible Official Plan and Zoning By-law amendments described above.

You are now advised that the Planning & Environment Committee will consider the Official Plan and Zoning By-law amendment applications, together with a Public Site Plan Participation Meeting, at its meeting on **Tuesday, May 19, 2015 no earlier than 5:30 p.m.** Meetings are held in the Council Chambers on the second floor of City Hall, located at 300 Dufferin Avenue (north-east corner of Wellington Street). Each application is allocated a time for public delegations. It should be recognized however, that the Planning & Environment Committee may find it necessary to exceed the limit. Your co-operation is appreciated in the event that you have to wait for your application to be considered.

During the public meeting, you will be given the opportunity to provide comments or concerns regarding any aspect of the Official Plan or Zoning By-law amendment, or the proposed Site Plan. Site Plan approval will be completed by City staff (the Site Plan Approval Authority) in the weeks following the public meeting. Copies of the proposed site plan and elevations are attached. Larger copies of these drawings are available for review at Development Services, Room 609 City Hall, or Planning Services, 206 Dundas Street.

**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 extension 4937.

## **APPEALS:**

For the Official Plan and Zoning By-law amendments, 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 the Site Plan, under Section 41(12) of the Planning Act, only the owner can appeal to the Ontario Municipal Board the Approval Authority's conditions of plan approval or the terms to be included in an agreement. In addition, only the owner can appeal to the Ontario Municipal Board if the Approval Authority neglects to make a decision within 30 days from the date of acceptance of the application. As a result, it is most important that you provide your comments as soon as possible, either at the public meeting or directly to the Landscape Planner before May 29, 2015.

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 11 Councillor Stephen Turner (office 519-661-2500 extension 4011, email [sturner@london.ca](mailto:sturner@london.ca)) would be pleased to discuss any concerns you may have with these application.

### **FOR MORE INFORMATION:**

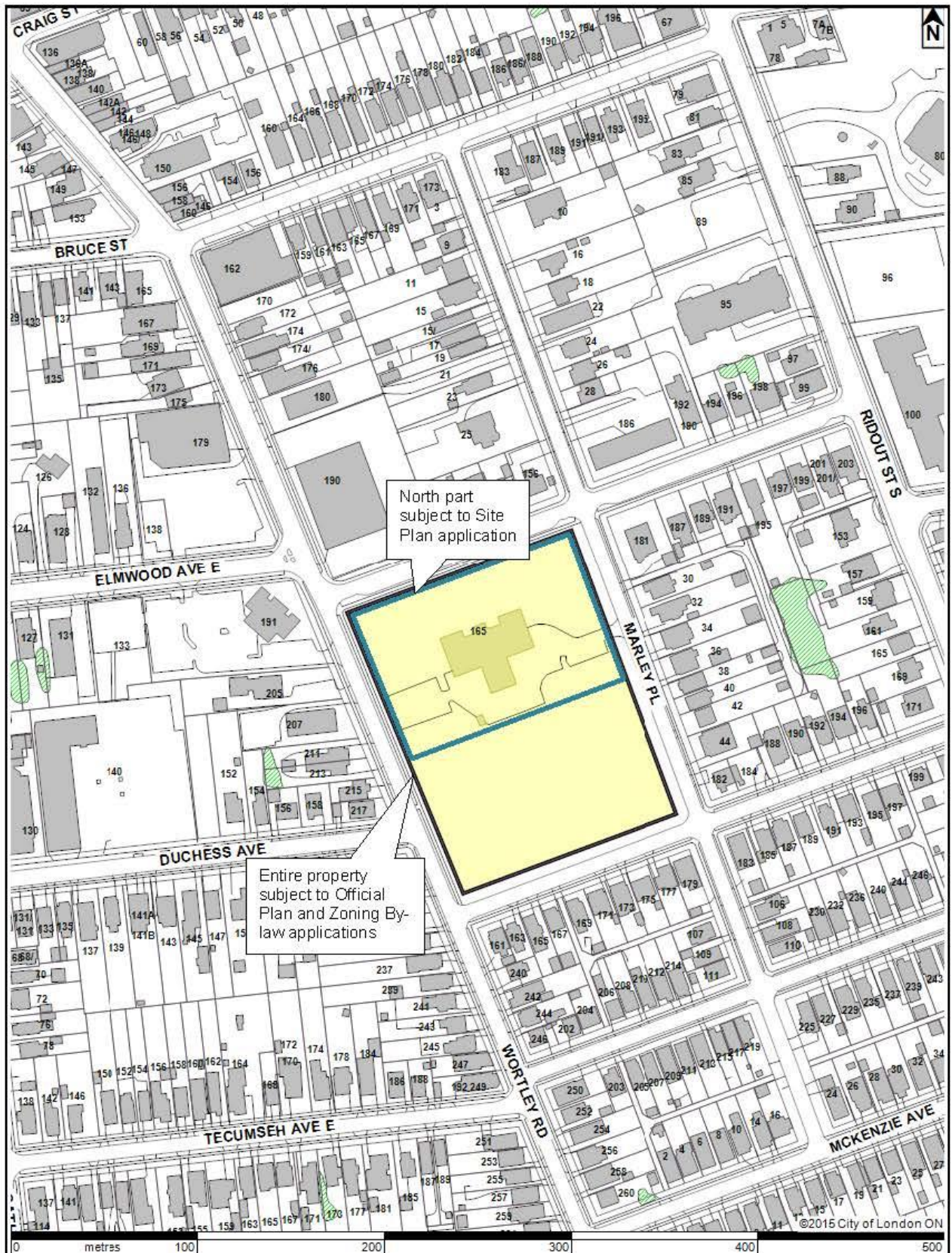
Copies of the report to the Planning & Environment Committee are available, and large copies of the plans may be viewed in Planning Services at 206 Dundas Street or Development Services in Room 609 at City Hall, Monday to Friday, 8:30a.m. to 4:30 p.m. The report will also be available at the Planning & Environment Committee meeting.

**For more information regarding the Official Plan and Zoning By-law amendment, please call Barb Debbert at 519-661-2500 extension 5345, referring to “OZ-8464”.**

**For more information regarding the Site Plan application, please call Eric Conway at 519-661-2500 extension 4861, referring to “SP15-011783.”**

### **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 Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



### LOCATION MAP

Subject Site: **165 Elmwood Ave E**  
 Applicant: **City of London**  
 File Number: **OZ-8464/SP15-011783**  
 Planner: **Barb Debbert**  
 Landscape Planner: **Eric Conway**  
 Created By: **Barb Debbert**  
 Date: **2015-04-21**  
 Scale: **1:2500**

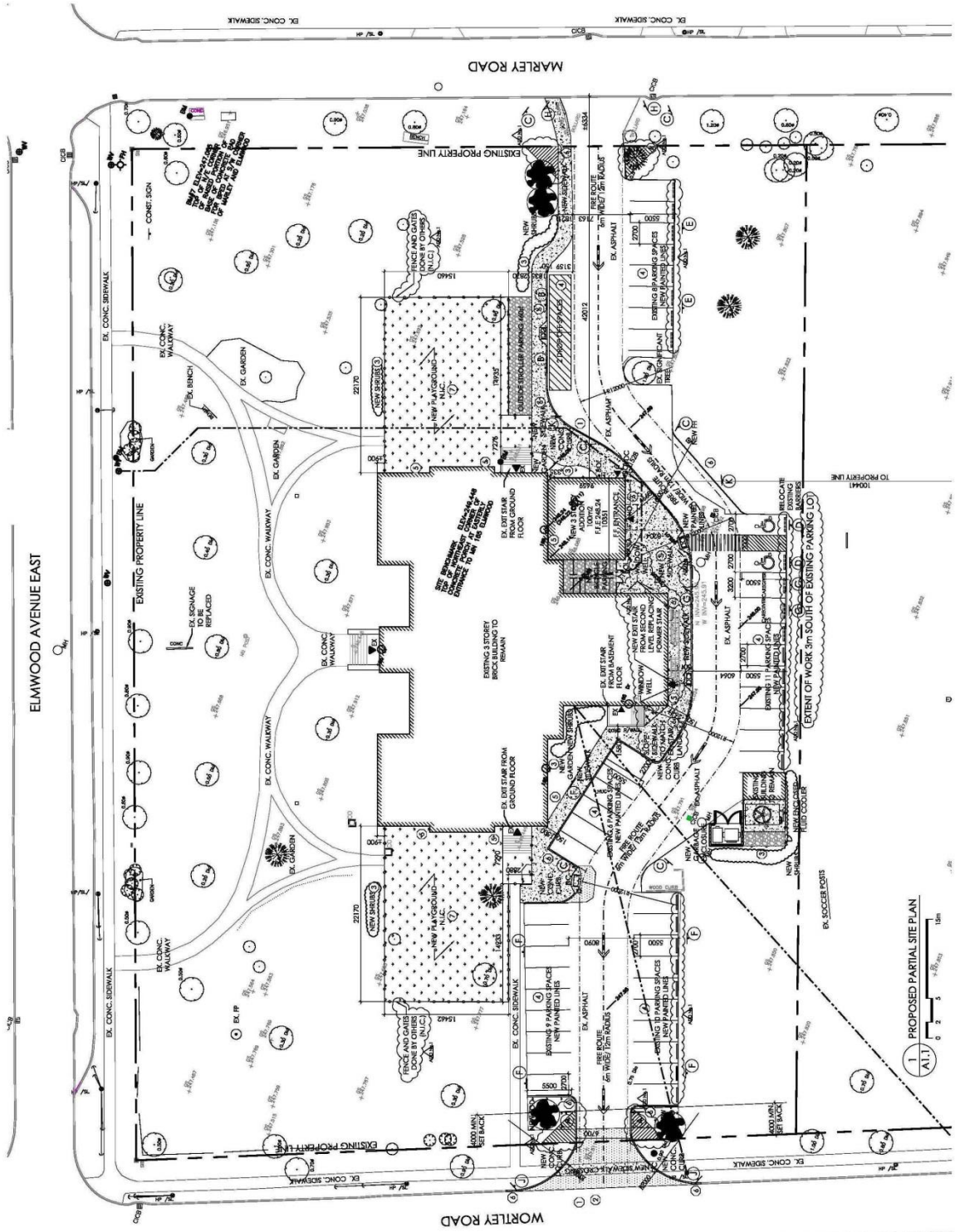
### LEGEND

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

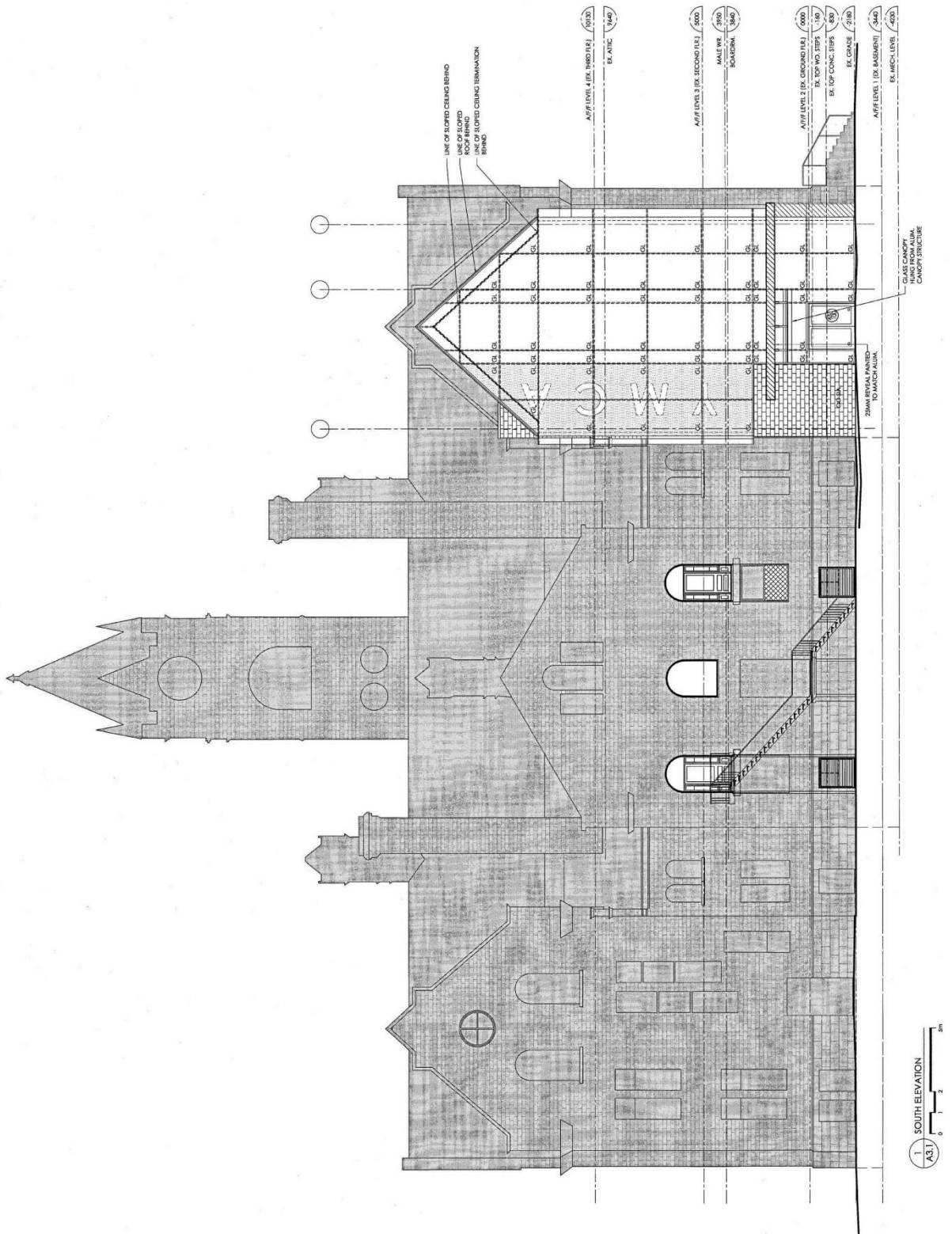
Corporation of the City of London  
 Prepared By: Planning and Development



# SITE PLAN



# SOUTH ELEVATION OF PROPOSED ADDITION



# WEST AND EAST ELEVATIONS OF PROPOSED ADDITION

