



OZ-8598  
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March 16, 2016

## **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 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:**

Creative Properties Design Build Inc.

### **LOCATION:**

240 Waterloo Street & 358 Horton Street East - see attached map

### **PURPOSE AND EFFECT:**

The purpose and effect of the requested Zoning By-law amendment and Official Plan amendment is to permit a commercial office development.

### **POSSIBLE AMENDMENT:**

Change Official Plan to add a Special Provision to allow for an increase in office gross floor area from a maximum of 2,000m<sup>2</sup> to a maximum of 3,000m<sup>2</sup>.

Change Zoning By-law Z.-1 from a Business District Commercial Special Provision (BDC(29)) Zone; a Restricted Service Commercial (RSC1/RSC4), Light Industrial (LI8) Zone which permits a wide range of office and commercial uses as well as existing industrial uses, to a Business District Commercial Special Provision (BDC(\_)) Zone to permit a wide range of office and commercial uses including professional offices, with special provisions to allow: an increased front yard setback, a reduction in parking of 30 spaces provided whereas 75 spaces are required, permission for two front yard parking spaces, a reduced parking area setback of 0m and an increased gross floor area for offices from 2,000m<sup>2</sup> to 3,000m<sup>2</sup>.

### **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, Attention Sonia Wise **by April 14, 2016**, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

**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.

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 13 Councillor Tanya Park (office phone 519-661-2500 extension 4013, e-mail [tpark@london.ca](mailto:tpark@london.ca)) would be pleased to discuss any concerns you may have with this application.

## **PUBLIC MEETING:**

The appropriateness of the requested Official Plan and 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.

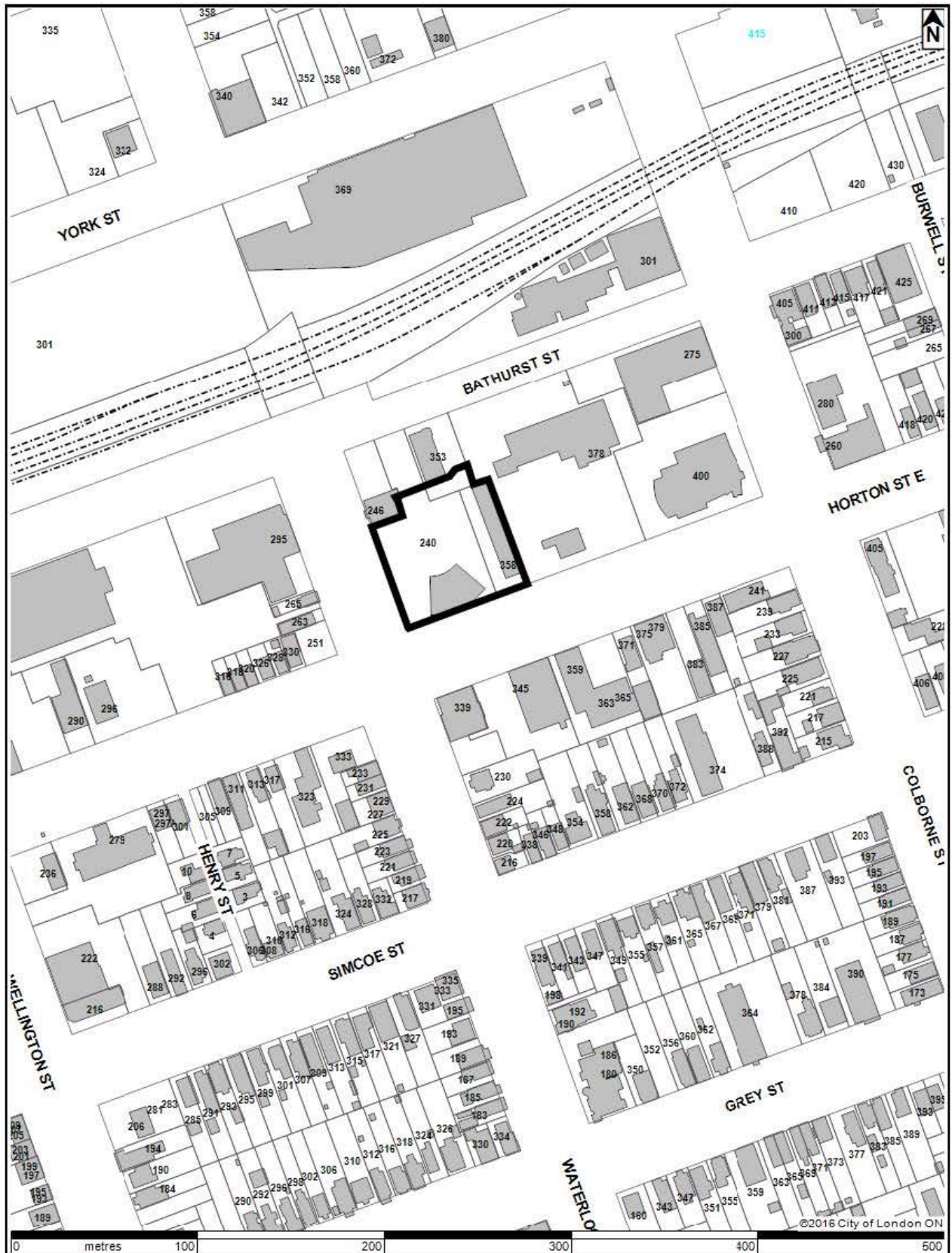
## **FOR MORE INFORMATION:**

If you wish to view additional information or material about the requested amendments, 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 extension 5887, referring to "OZ-8598".**

## **TO BE NOTIFIED:**






If you wish to be notified of the adoption or refusal of a request to amend the Official Plan and/or 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: **240 Waterloo St**  
 Applicant: **Creative Property Developments Inc.**  
 File Number: **OZ-8598**  
 Planner: **Sonia Wise**  
 Created By: **Sonia Wise**  
 Date: **2016-03-08**  
 Scale: **1:2500**

**LEGEND**

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

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



