



Z-8599
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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 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:

Ryan Singh (for Mystery Escape Rooms)

LOCATION:

551 and 555 Waterloo Street - see attached map

PURPOSE AND EFFECT:

A Request for a Temporary Zone:

The purpose and effect of the requested Zoning By-law amendment is to permit a "place of entertainment use" in an existing converted structure known as 551 Waterloo Street for a temporary period of up to one year. The applicant is also seeking a special provision to the Zoning By-law the purpose and effect of which would be to allow for a reduction in the number of on-site parking spaces to accommodate the "place of entertainment" use for a temporary period up to one year.

A Request to Adjust the Zone Boundaries for the Site:

The purpose of the requested Zoning By-law amendment is to adjust an existing zone boundary that currently divides the subject lands into two separate and distinct zones (one zone for the existing buildings and one zone for the parking lot). The effect of the requested action would be that both buildings and their associated parking would be in the same zone.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 from a: Residential R3 Special Provision (R3-1(6)) Zone (as this zone is currently applied to the existing parking lot) which permits single detached, semi-detached, duplex, triplex, converted dwellings and fourplex dwellings; and a Residential R3 Special Provision/Office Conversion (R3-2(6)/OC4)) Zone (as this zone is currently applied to the existing structures known as 551 and 555 Waterloo Street) which permits, in addition to the residential uses noted above, dwelling units and offices in existing buildings, to a Residential R3 Special Provision/Office Conversion/Temporary (R3-2(6)/OC4/T-()) Zone to add a "place of entertainment use" to the list of permitted uses and a reduction in the number of required on-site parking spaces for the "place of entertainment use", for a temporary period up to one year.

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 "Low Density Residential" in the Official Plan, which permits low-rise, low density housing forms.

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 Brian Turcotte **by April 6, 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 519-661-2500 extension 4013, e-mail tpark@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 INFORMATION:

If you wish to view additional information or material about the requested Zoning By-law 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 Brian Turcotte at 519-661-2500 extension 4651, referring to "Z-8599".

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 & 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: **551 Waterloo St**
 Applicant: **Mystery Escape Rooms**
 File Number: **Z-8599**
 Planner: **Brian Turcotte**
 Created By: **Brian Turcotte**
 Date: **2016-03-09**
 Scale: **1:2500**

LEGEND

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

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

