



OZ-8598  
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June 1, 2016

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

**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 Official Plan and Zoning By-law amendment is to permit an 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, and a Restricted Service Commercial (RSC1/RSC4) Zone, and a Restricted Service Commercial/Light Industrial (RSC1/RSC4/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(29)) 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 26 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>.

**PUBLIC MEETING:**

By letter dated March 16, 2016, you were informed of the possible amendment described above.

You are now advised that the Planning & Environment Committee will consider this application at its meeting on **Monday, June 20, 2016 no earlier than 7:30 p.m.** Meetings are held in the Council Chambers of City Hall, located on the third floor 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.

**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.

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.

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.

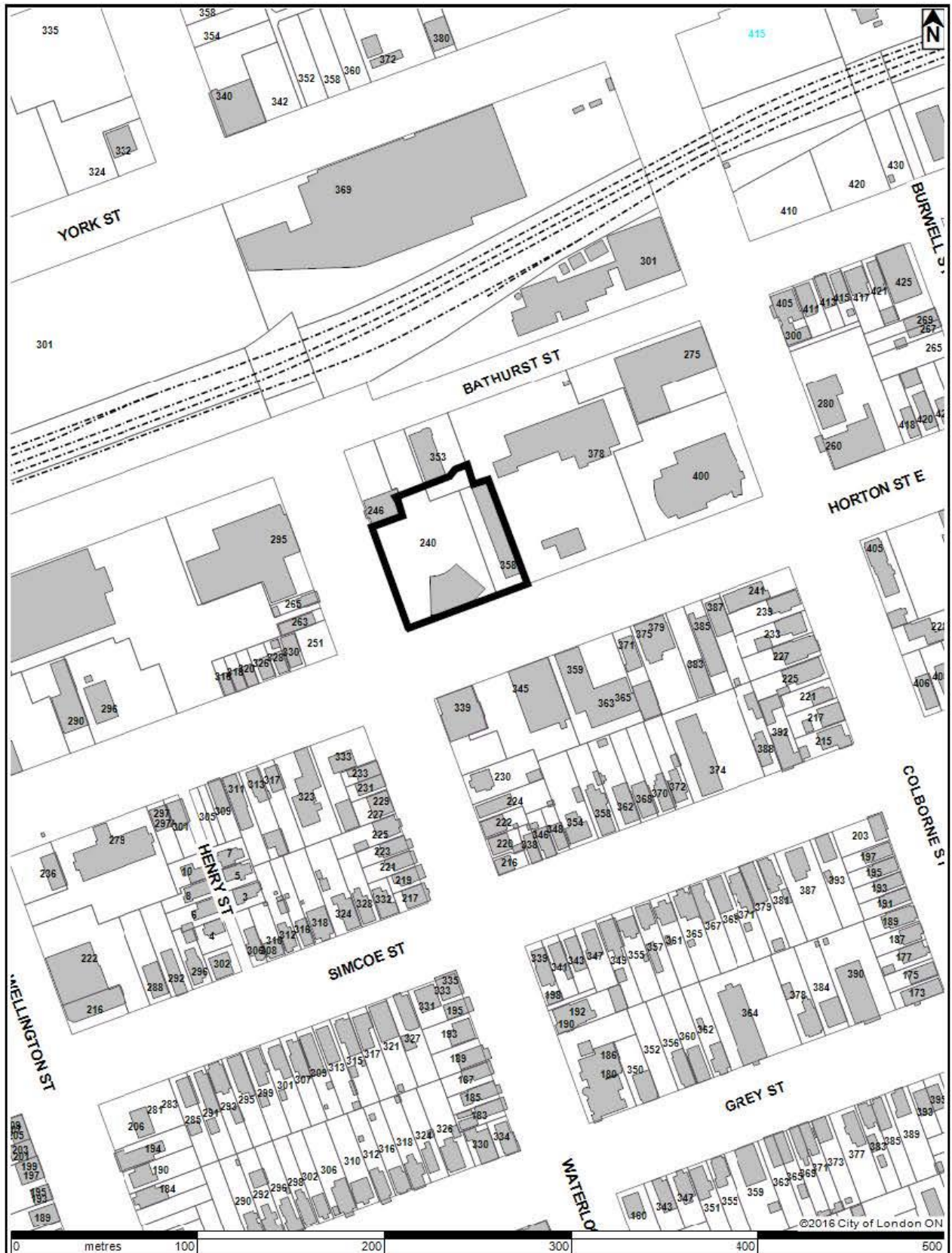
### **FOR MORE INFORMATION:**

Copies of this report are available from Planning Services and will be available at the Planning & Environment Committee meeting. If you wish to view additional information or material about the requested Official Plan amendment and/or Zoning By-law amendment, it is available for public viewing 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 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**

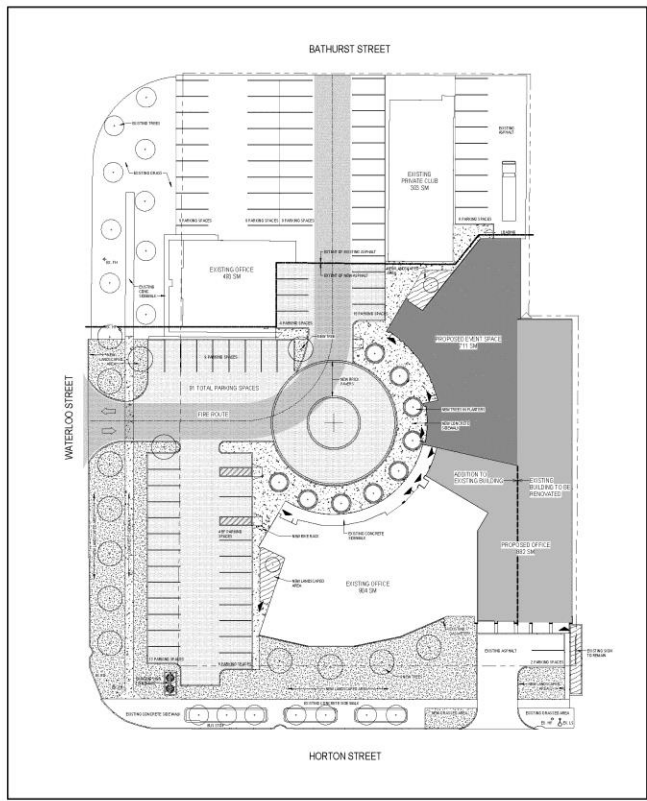
Subject Site: **240 Waterloo St**  
 Applicant: **Creative Property Developments Inc.**  
 File Number: **OZ-8598**  
 Planner: **Sonia Wise**  
 Created By: **Sonia Wise**  
 Date: **2016-03-08**  
 Scale: **1:2500**

**LEGEND**

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

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





OVERALL SITE PLAN  
SCALE: 1:250



NO.	DATE	DESCRIPTION

**NICHOLSON  
SHEFFIELD  
ARCHITECTS  
INC.**

**G.W.R.  
Roundhouse -  
Phase 2**

300 Adelaide Street, London  
Project:  
**Site Plan and Site  
Details**

Project No.	050	Drawing No.	A1.1
Scale	1:250		
Drawn by	ML		
Checked by	ML		
Date	10/10/10		