

ROBERT G. WATERS

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Our File No. 27,087

June 13, 2016

Mayor and Members of Council
Corporation of the City of London
c/o C. Saunders, City Clerk
300 Dufferin Avenue
London, Ontario N6A 4L9

Dear Sirs/Madams:

Re: 1150 Fanshawe Park Road East, London – The London Plan

I represent the owner of the 1.6 acre commercial property at 1150 Fanshawe Park Road East, John Ross. In our review of the policies in the final draft of The London Plan we have identified a conflict related to the commercial square footage permitted by the Plan compared to the square footage allowed in the existing CC5 zoning on the property.

In The London Plan, the Place Type of the property is identified as “Neighbourhoods” with frontages on an “Urban Thoroughfare” (Fanshawe) and “Neighbourhood Connector” (Stackhouse) under the Plan’s Street Classifications. The Plan would allow for 200 square meters of commercial development according to Table 14. This is a significantly smaller area of development than is allowed in the existing CC5 zoning and would represent a major down-zoning of the property.

Before The London Plan moves forward to Council, we ask that it include some site specific special policy identifying the existing zoning on 1150 Fanshawe which would confirm it in interpretation under the proposed new Official Plan as “legal non-conforming use”. This would avoid a future, unnecessary, zoning by-law amendment. Otherwise, the City’s intent in The London Plan relating to this property would be to remove approximately 19,000 square feet (1,765 square metres) of commercial development and replace it with 2,153 square feet (200 square metres). There is no planning rationale provided in The London Plan for the reduction to 200 square metres as the maximum permitted ground floor area for commercial in “Neighbourhoods”.

Yours truly,



ROBERT G. WATERS

Encls.

Added Submission to Planning & Environment Committee Meeting, June 13, 2016, Agenda Item (p).