



OZ-8462
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April 19, 2017

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

APPLICANT:

GSP Group Inc.

LOCATION:

560 & 562 Wellington Street - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Official Plan and Zoning By-law amendment is to permit the development of a 22-storey (77m tall) mixed-use apartment building containing 151 dwelling units and 279m² of commercial floor area on the ground floor. The proposed development includes 236 parking spaces incorporated into the building both below and above grade.

POSSIBLE AMENDMENT:

Change the Official Plan land use designation from **FROM** Low Density Residential **TO** Multi Family, High Density Residential and **ADD** a Specific Area Policy that provides site specific regulations to permit the proposed building height, density, and land uses

Change Zoning By-law Z.-1 **FROM** an Office (OF1) Zone which permits office and medical/dental office uses, **TO** a Residential R10 Special Provision (R10-5(_)) Zone, which permits high density residential development. The Special Provision will include the following site specific regulations: permit a range of commercial uses, maximum building height of 77.5m, maximum density of 700 units per hectare, maximum lot coverage of 95%, minimum setbacks of 0m to all lot lines, minimum landscaped area of 0% on the ground floor, as well as other regulations

PUBLIC MEETING:

By letter dated March 19, 2015, you were informed of a possible Official Plan and Zoning By-law amendment on this site. The application was revised, and another letter dated January 4, 2017 was sent to inform you of the revised application described above.

You are now advised that the Planning & Environment Committee will consider this application at its meeting on **Monday, May 8, 2017 no earlier than 5:15 p.m.** Meetings are held in the Council Chambers 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.

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 519-661-2500 extension 4013, email 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 J. Adema at 519-661-2500 extension 4649, referring to "OZ-8462".

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: **560**
 Applicant: **GSP Group Inc.**
 File Number: **OZ-8462**
 Planner: **Michael W Davis**
 Created By: **Justin Adema**
 Date: **2016-12-20**
 Scale: **1:2500**

LEGEND

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

