



O-8799/Z-8798
Planner: B. Debbert
Telephone: 519-661-2489 extension 5345
Fax: 519-661-5397
Email: bdebbert@london.ca
Website: www.london.ca

July 12, 2017

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:

SmartREIT (Ornelia Richichi & Todd Pierce)/Corporation of the City of London

LOCATION:

1235 – 1295 Fanshawe Park Road West - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Official Plan amendment and Zoning By-law amendment is to expand the range of permitted uses on the property to include apartment buildings, handicapped persons apartment buildings, senior citizen apartment buildings, townhouses and stacked townhouses, nursing homes, retirement lodges, lodging house class 2, emergency care establishments, and continuum-of-care facilities.

POSSIBLE AMENDMENT:

Change Official Plan to add a Specific Area Policy to Chapter 10 to permit a range of residential and institutional land uses.

Change Zoning By-law Z.-1 from an Associated Shopping Area Commercial Special Provision (ASA3/ASA6/ASA8(5)) Zone which permits a broad range of retail stores, convenience and personal service uses, and offices; animal hospitals; brewing on premises establishments; clinics; commercial recreation establishments; day care centres; financial institutions; laboratories; restaurants and taverns; and studios, to a revised Associated Shopping Area Commercial Special Provision (ASA3/ASA6/ASA8(5)) Zone which permits, in addition to the above-noted uses, apartment buildings, handicapped persons apartment buildings, senior citizen apartment buildings, townhouses and stacked townhouses, nursing homes, retirement lodges, lodging house class 2, emergency care establishments, and continuum-of-care facilities. The applicant has also requested the following special regulations: all uses may develop either in a standalone building or as part of a mixed-use building, including a live-work format; for residential uses, a maximum height of 4 storeys, a maximum lot coverage of 40%, and a minimum landscaped open space of 30%. The City may also consider other special regulations such as for buildings setbacks from property lines.

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 New Format Regional Commercial Node in the Official Plan, which permits all types of large and small-scale retail outlets, including supermarkets and food stores; department stores; retail warehouses, building supply, and home improvement and furnishings stores; convenience commercial uses; personal services; restaurants; commercial recreation establishments; financial institutions and services; a limited range of automotive services; service-oriented office uses; community facilities, such as libraries; and professional and medical/dental offices.

The subject lands are in the Shopping Area Place Type in *The London Plan* (Council-adopted but not in force and effect). The Shopping Area Place Type permits a broad range of retail, service, office, entertainment, recreational, educational, institutional and residential uses.

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 Barb Debbert **by August 2, 2017**, 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, 519-661-2489 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 7 Councillor Josh Morgan (office 519-661-CITY (2489) ext. 4007, e-mail joshmorgan@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 Barb Debbert at 519-661-2489 extension 5345, referring to “O-8799/Z-8798”.

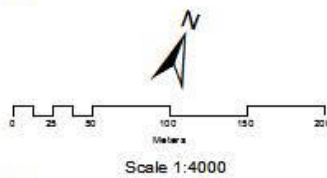
TO BE NOTIFIED:

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: 1235-1295 Fanshawe Park Rd W
 Applicant: SmartREIT/City of London
 File Number: O-8799/Z-8798
 Planner: Barb Debbert
 Created By: Mark Boulger
 Date: 2017/07/05



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

Legend

-  Subject Site
-  Assessment Parcels
-  Buildings
-  Driveways/Parking Lots
-  Draft Approved Subdivisions
-  Draft Approved Condominiums

