



TZ-8802
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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:

Farhi Holdings

LOCATION:

200 Albert Street, 192 – 196 Central Avenue and 193 – 197 Central Avenue - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law amendment is to permit the continued operation of the existing surface commercial parking lot uses located on the three subject properties for an additional three (3) years.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 **BY AMENDING** the temporary use provisions of the existing Residential R10/Office Conversion/Temporary (R10-3·H24/OC7/T-70) Zone at 200 Albert Street, the existing Holding Residential R3/Residential R4/Residential R8/Office Conversion/Restricted Office/Temporary (h-5·R3-1/R4-1/R8-4/OC7/RO3/T-70) Zone at 193 – 197 Central Avenue, and the existing Residential R10/Office Residential/Temporary (R10-4·H-26/OR5·D303·H26/T-70) Zone at 192 – 196 Central Avenue **TO EXTEND** the temporary commercial parking lots for an additional three (3) years.

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 Multi-family, High Density Residential in the Official Plan, which permits a broad range of low and high-rise apartment buildings, apartment hotels, multiple-attached dwellings, emergency care facilities, nursing homes, rest homes, homes for the aged, and rooming and boarding houses as the main permitted uses.

200 Albert Street in is the Rapid Transit Corridor Place Type in *The London Plan* (Council-adopted but not fully in force and effect), permitting a range of residential, retail, service, office, cultural, recreation and institutional uses. 192 – 196 Central Avenue and 193 – 197 Central Avenue are in the Neighbourhoods Place Type in *The London Plan*, permitting a range of residential uses from single detached dwellings to fourplexes, stacked townhouses and low-rise apartments, home occupations, group homes, and small-scale community facilities.

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 15, 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 13 Councillor Tanya Park (office 519-661-2489 ext. 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.

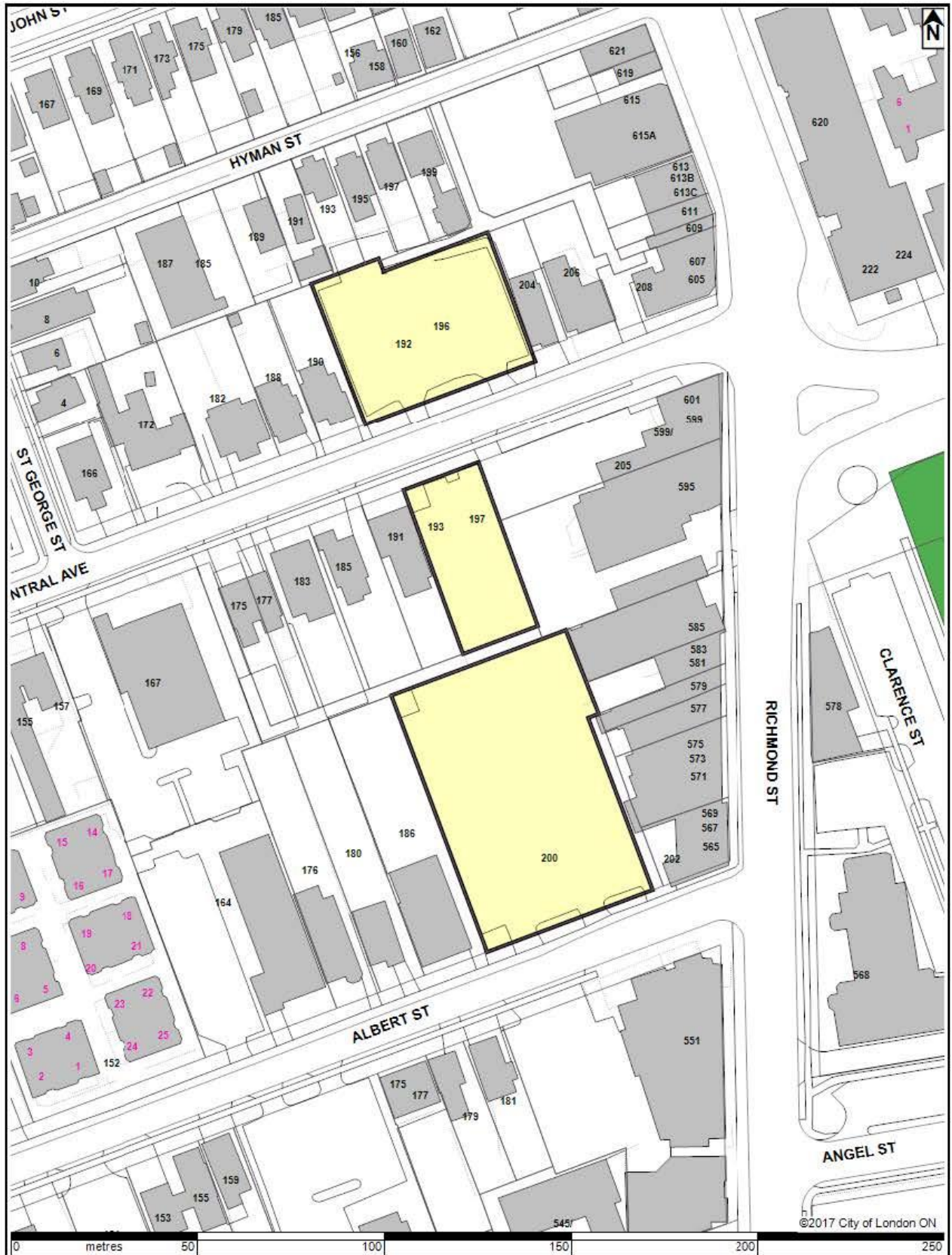
FOR INFORMATION:

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 Barb Debbert at 519-661-2489 extension 5345, referring to "TZ-8802".

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: **200 Albert St 192-196 Central Ave 193-197 Central Ave**
 Applicant: **1319745 Ontario Inc C/O Farhi Holdings Corporation**
 File Number: **TZ-8802**
 Planner: **Barb Debbert**
 Created By: **Barb Debbert**
 Date: **2017-07-17**
 Scale: **1:1200**

LEGEND

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

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

