



Z-8659
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October 4, 2017

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

APPLICANT:

Drewlo Holdings Inc.

LOCATION:

661 and 667 Talbot Street - see attached map

PURPOSE AND EFFECT:

The purpose and effect of this zoning change is to permit the development of a 16-storey (48m tall) apartment building with 236 apartment units (403 uph) with two levels of underground parking totaling 133 parking spaces and 38 surface parking spaces (171 total) will be provided.

POSSIBLE AMENDMENT

Change Zoning By-law Z.-1 from a Residential R3/Residential R10/Office Conversion (R3-1/R10-3*H30/OC4) Zone, to a Residential R3/Residential R10 Bonus/Office Conversion (R3-1/R10-3*H30*B(_)/OC4) Zone to permit the same range of uses which currently exists with a bonus zone to permit a residential density of 386uph and a height of 48m in return for eligible facilities, services and matters outlined in Section 19.4.4 of the Official Plan. Special provisions for reduced front yard, rear yard and interior side yard setbacks along with a reduction in parking from 236 spaces to 171 spaces has been requested, other special provisions for lot coverage and landscaped open space may also be considered.

PUBLIC MEETING:

By letter dated August 16, 2017, 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, October 23, 2017, no earlier than 4:30 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, 519-661-2489 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 519-661-2489 ext. 4013, e-mail tpark@london.ca) would be pleased to discuss any concerns you may have with this application.

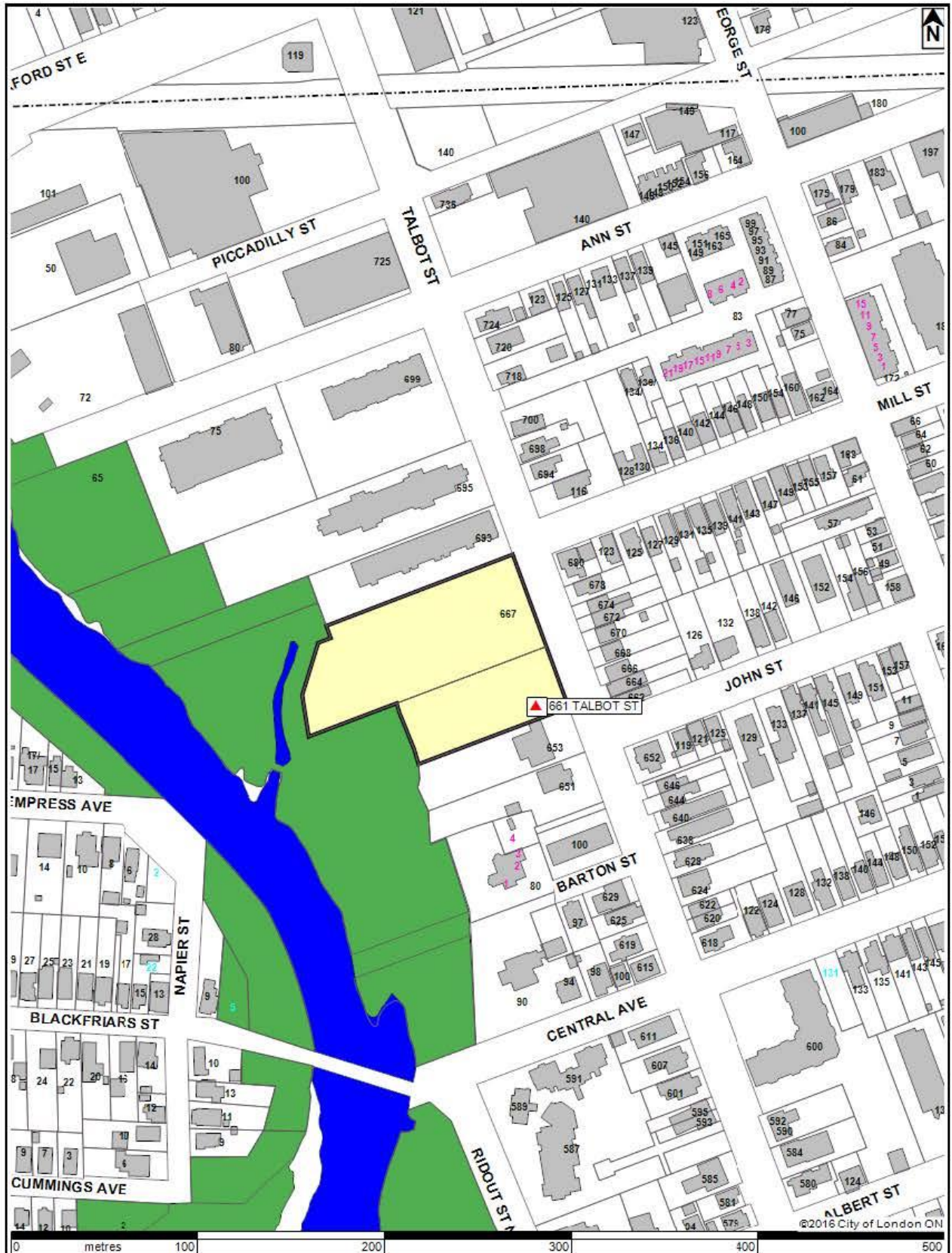
FOR MORE INFORMATION:

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 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 Mike Corby at 519-661-2489 extension 4657, referring to "Z-8659".

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 and 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: **661-667 Talbot St**
 Applicant: **Drewlo Holdings Inc**
 File Number: **Z-8659**
 Planner: **Mike Corby**
 Created By: **Mike Corby**
 Date: **2016-07-27**
 Scale: **1:2500**

LEGEND

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

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





