

APPENDIX ONE



Environment and Land Tribunals Ontario
Ontario Municipal Board
 655 Bay Street, Suite 1500 Toronto, Ontario M5G 1E5
 TEL: (416) 212-6349 or Toll Free: 1-866-448-2248
 FAX: (416) 326-5370
 www.elto.gov.on.ca

MUNICIPAL SUBMISSION FORM (R3)
PLANNING ACT
MINOR VARIANCE

Reference Number (OMB Office Use Only):

Material and information is to be forwarded to the Ontario Municipal Board by the Secretary-Treasurer under the following subsection of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended. Please print clearly throughout the submission form.

Part 1: Appeal Type

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	<input checked="" type="checkbox"/> Appeal against a decision of the Committee of Adjustment to approve or refuse the application	45(12)

Municipality: City of London Municipal File Number: A- 007/12
 Upper Tier: N/A

Part 2: Municipal Contact Information

First Name: Peter Last Name: Sikic
 Professional Title: Minor Variance Co-ordinator
 E-mail Address: psikic@london.ca
By providing an e-mail address you agree to receive communications from the OMB by e-mail.
 Telephone #: 519 661-2500 ext. 4988 Fax #: 519 661-5397
 Mailing Address: 206 Dundas Street P.O. Box 5035 London
Street Address City/Town
ON N6A 4L9
Province Postal Code

Part 3: Location Information

361 Windermere Road
 Address and/or Legal Description of property subject to the appeal:

Part 4: Related Matters

- (a) Is this variance appeal connected with a consent application? YES NO
- If yes, has a decision on the consent application been appealed to the Board? YES NO
- Consent submission: B- N/A O.M.B. File No.: N/A
- If the decision on the consent application has not been appealed to the Board, please enter the date on which the consent approval lapses: N/A
- (b) Other matters at municipality or Board or required to be filed?: N/A

Part 5: Minor Variance Information

1. Variance from Zoning By-law Number: Z-1

2. Does the by-law seeking to be varied have conditions? YES NO

3. DATE APPLICATION SUBMITTED TO MUNICIPALITY: January 18, 2012

4. Give a brief outline of the purpose of the minor variance and the nature of the issues raised in the appeal(s):

See attached.

Part 6: Scheduling Information

How many days do you estimate are needed for hearing this appeal? 1/2 Number of days

How many witnesses do you expect to have at the hearing? 1 Number of witnesses

Describe witness(es)' area of expertise. Planner

Do you believe this matter would benefit from mediation? YES NO

If yes, do you believe all parties would consent to participating in mediation? YES NO
(Mediation is generally scheduled only when all parties agree to participate)

Do you believe this matter would benefit from a prehearing conference? YES NO
(Prehearing conferences are generally not scheduled for variances or consents)

If yes, why? _____

Part 7: Municipal Representative Information (Legal or Planning) *Person attending OMB hearing

First Name: James Last Name: Yanchula

Company Name: City of London

Professional Title: Manager, Community Planning & Urban Design

E-mail Address: jyanchula@london.ca
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: 519 661-2500 ext. 7544 Alternate Telephone #: _____

Fax #: 519 661-5397

Mailing Address: 206 Dundas Street P.O. Box 5035 London
Street Address Apt/Suite/Unit# City/Town
ON N6A 4L9
Province Country (if not Canada) Postal Code

Part 8: Required Documentation (Please check boxes to indicate document included in filing)

I confirm that I have attached the following items to this form.

Signature of Secretary-Treasurer: _____

MAD

Date: April 3, 2012.

The following material must be attached to this form where applicable, in the order which it is listed:

- Original or true copy of each notice of appeal received and reasons for appeal **with indication of the date on which each notice was filed**. Attach a typed list of the names, addresses and telephone numbers of all appellants.
- Board fee paid by each appellant made payable to the Minister of Finance. The appeal will not be processed without this fee being paid by each appellant. Ensure that cheque/fee payment is affixed to each appeal.
- Original or certified copy of the application for Minor Variance.
- Decision of the Committee of Adjustment with reasons and the date the decision was made.
- Last date for filing notice of appeal to Secretary-Treasurer.
- Authorization, if application made by other than the owner.
- Minutes of Committee of Adjustment hearing (in written/printed format).
- Name and addresses of all legal counsel and all persons, officials and agencies who were sent a copy of the Committee's decision and of those who requested to receive notice from the Board.
- All plans and sketches considered by the Committee.
- A copy of any planning report considered by the Committee, if applicable.
- Original or a copy of all written submissions and comments received by the Committee from any persons, officials and agencies.
- Sworn declaration by the Secretary-Treasurer of compliance with the requirements for giving notice of the Committee's decision under subsection 45(10) of the *Planning Act*.
- Copy of relevant extracts from the Official Plan.
- Copy of relevant extracts from the Zoning By-law.

**Environment and Land Tribunals
Ontario**

Ontario Municipal Board

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Toronto ON M5G 1E5
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Toll Free: 1-866-448-2248
Fax: (416) 326-5370
Website: www.elto.gov.on.ca

**Tribunaux de l'environnement et de
l'aménagement du territoire Ontario**

Commission des affaires municipales
de l'Ontario

655 rue Bay, suite 1500
Toronto ON M5G 1E5
Téléphone: (416) 212-6349
Sans Frais: 1-866-448-2248
Télécopieur: (416) 326-5370
Site Web: www.elto.gov.on.ca



Ontario

MAR 21 2012

Instructions for preparing and submitting the Appellant Form (A1)

- **Complete one form for each type of appeal you are filing.**
- **Please print clearly.**
- **A filing fee of \$125 is required for each type of appeal you are filing. To view the Fee Schedule, visit the Board's website.**
- **The filing fee must be paid by certified cheque or money order, in Canadian funds, payable to the Minister of Finance.**
- **If you are represented by a solicitor the filing fee may be paid by a solicitor's general or trust account cheque.**
- **Do not send cash.**
- **Professional representation is not required but please advise the Board if you retain a representative after the submission of this form.**
- **Submit your completed appeal form(s) and filing fee(s) by the filing deadline to either the Municipality or the Approval Authority as applicable.**
- **The Municipality/Approval Authority will forward your appeal(s) and fee(s) to the Ontario Municipal Board.**
- **The *Planning Act* and the *Ontario Municipal Board Act* are available on the Board's website.**

MAR 21 2012



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**APPELLANT FORM (A1)
 PLANNING ACT**

**SUBMIT COMPLETED FORM
 TO MUNICIPALITY/APPROVAL AUTHORITY**

Date Stamp - Appeal Received by Municipality

Receipt Number (OMB Office Use Only)

2012 FEB 21

Part 1: Appeal Type (Please check only one box)

SUBJECT OF APPEAL	TYPE OF APPEAL	PLANNING ACT REFERENCE (SECTION)
Minor Variance	<input checked="" type="checkbox"/> Appeal a decision	45(12)
Consent/Severance	<input type="checkbox"/> Appeal a decision	53(19)
	<input type="checkbox"/> Appeal conditions imposed	
	<input type="checkbox"/> Appeal changed conditions	53(27)
	<input type="checkbox"/> Failed to make a decision on the application within 90 days	53(14)
Zoning By-law or Zoning By-law Amendment	<input type="checkbox"/> Appeal the passing of a Zoning By-law	34(19)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – failed to make a decision on the application within 120 days	34(11)
	<input type="checkbox"/> Application for an amendment to the Zoning By-law – refused by the municipality	
Interim Control By-law	<input type="checkbox"/> Appeal the passing of an Interim Control By-law	38(4)
Official Plan or Official Plan Amendment	<input type="checkbox"/> Appeal a decision	17(24) or 17(36)
	<input type="checkbox"/> Failed to make a decision on the plan within 180 days	17(40)
	<input type="checkbox"/> Application for an amendment to the Official Plan – failed to make a decision on the application within 180 days	22(7)
	<input type="checkbox"/> Application for an amendment to the Official Plan – refused by the municipality	
Plan of Subdivision	<input type="checkbox"/> Appeal a decision	51(39)
	<input type="checkbox"/> Appeal conditions imposed	51(43) or 51(48)
	<input type="checkbox"/> Failed to make a decision on the application within 180 days	51(34)

Part 2: Location Information

Prim. Address: 361 Windermere Rd (1465 Richmond Street)

Address and/or Legal Description of property subject to the appeal:

Municipality/Upper tier: County of Middlesex

Part 3: Appellant Information

First Name: Brenda Last Name: Stonehouse

University of Western Ontario
Company Name or Association Name (Association must be incorporated – include copy of letter of incorporation)

Professional Title (if applicable): Project Coordinator

E-mail Address: bstoneho@uwo.ca
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: 519-661-2111(88881) Alternate Telephone #: 519-521-2534

Fax #: 519-850-2323

Mailing Address: SUPPORT SERVICES BUILDING LONDON
Street Address Apt/Suite/Unit# City/Town

ON N6A 3K7
Province Country (if not Canada) Postal Code

Signature of Appellant: B. Stonehouse Date: March 16/2012
(Signature not required if the appeal is submitted by a law office.)

Please note: You must notify the Ontario Municipal Board of any change of address or telephone number in writing. Please quote your OMB Reference Number(s) after they have been assigned.

Personal information requested on this form is collected under the provisions of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, and the *Ontario Municipal Board Act*, R.S.O. 1990, c. O. 28 as amended. After an appeal is filed, all information relating to this appeal may become available to the public.

Part 4: Representative Information (if applicable)

I hereby authorize the named company and/or individual(s) to represent me:

First Name: _____ Last Name: _____

Company Name: _____

Professional Title: _____

E-mail Address: _____
By providing an e-mail address you agree to receive communications from the OMB by e-mail.

Daytime Telephone #: _____ Alternate Telephone #: _____

Fax #: _____

Mailing Address: _____
Street Address Apt/Suite/Unit# City/Town

_____ Province Country (if not Canada) Postal Code

Signature of Appellant: _____ Date: _____

Please note: If you are representing the appellant and are NOT a solicitor, please confirm that you have written authorization, as required by the Board's Rules of Practice and Procedure, to act on behalf of the appellant. Please confirm this by checking the box below.

I certify that I have written authorization from the appellant to act as a representative with respect to this appeal on his or her behalf and I understand that I may be asked to produce this authorization at any time.

Part 5: Language and Accessibility

Please choose preferred language: English French

We are committed to providing services as set out in the *Accessibility for Ontarians with Disabilities Act, 2005*. If you have any accessibility needs, please contact our Accessibility Coordinator as soon as possible.

Part 6: Appeal Specific Information

1. Provide specific information about what you are appealing. For example: Municipal File Number(s), By-law Number(s), Official Plan Number(s) or Subdivision Number(s):

(Please print)

File # A-007/12, Bylaw Z-1, Site plan # SP-12-000252

2. Outline the nature of your appeal and the reasons for your appeal. Be specific and provide land-use planning reasons (for example: the specific provisions, sections and/or policies of the Official Plan or By-law which are the subject of your appeal - if applicable). **If more space is required, please continue in Part 9 or attach a separate page.

(Please print)

Erect new Educational building within .5M of a OS4(3) zone line & 250 year flood line. Was refused because in the opinion of the Committee it is not minor and not desirable.

THE FOLLOWING SECTIONS (a&b) APPLY ONLY TO APPEALS OF ZONING BY-LAW AMENDMENTS UNDER SECTION 34(11) OF THE PLANNING ACT.

a) DATE APPLICATION SUBMITTED TO MUNICIPALITY: _____
(If application submitted before January 1, 2007 please use the O1 'pre-Bill 51' form.)

b) Provide a brief explanatory note regarding the proposal, which includes the existing zoning category, desired zoning category, the purpose of the desired zoning by-law change, and a description of the lands under appeal.
**If more space is required, please continue in Part 9 or attach a separate page.

Part 7: Related Matters (if known)

Are there other appeals not yet filed with the Municipality? YES NO

Are there other planning matters related to this appeal? YES NO

(For example: A consent application connected to a variance application)

If yes, please provide OMB Reference Number(s) and/or Municipal File Number(s) in the box below:

(Please print)

Part 8: Scheduling Information

How many days do you estimate are needed for hearing this appeal? half day 1 day 2 days 3 days
 4 days 1 week More than 1 week – please specify number of days: _____

How many expert witnesses and other witnesses do you expect to have at the hearing providing evidence/testimony?
two

Describe expert witness(es) area of expertise (For example: land use planner, architect, engineer, etc.):
architect, engineer.

Do you believe this matter would benefit from mediation? YES NO
(Mediation is generally scheduled only when all parties agree to participate)

Do you believe this matter would benefit from a prehearing conference? YES NO
(Prehearing conferences are generally not scheduled for variances or consents)

If yes, why? _____

Part 9: Other Applicable Information **Attach a separate page if more space is required.

see attached.

Part 10: Required Fee

Total Fee Submitted: \$ 125.00

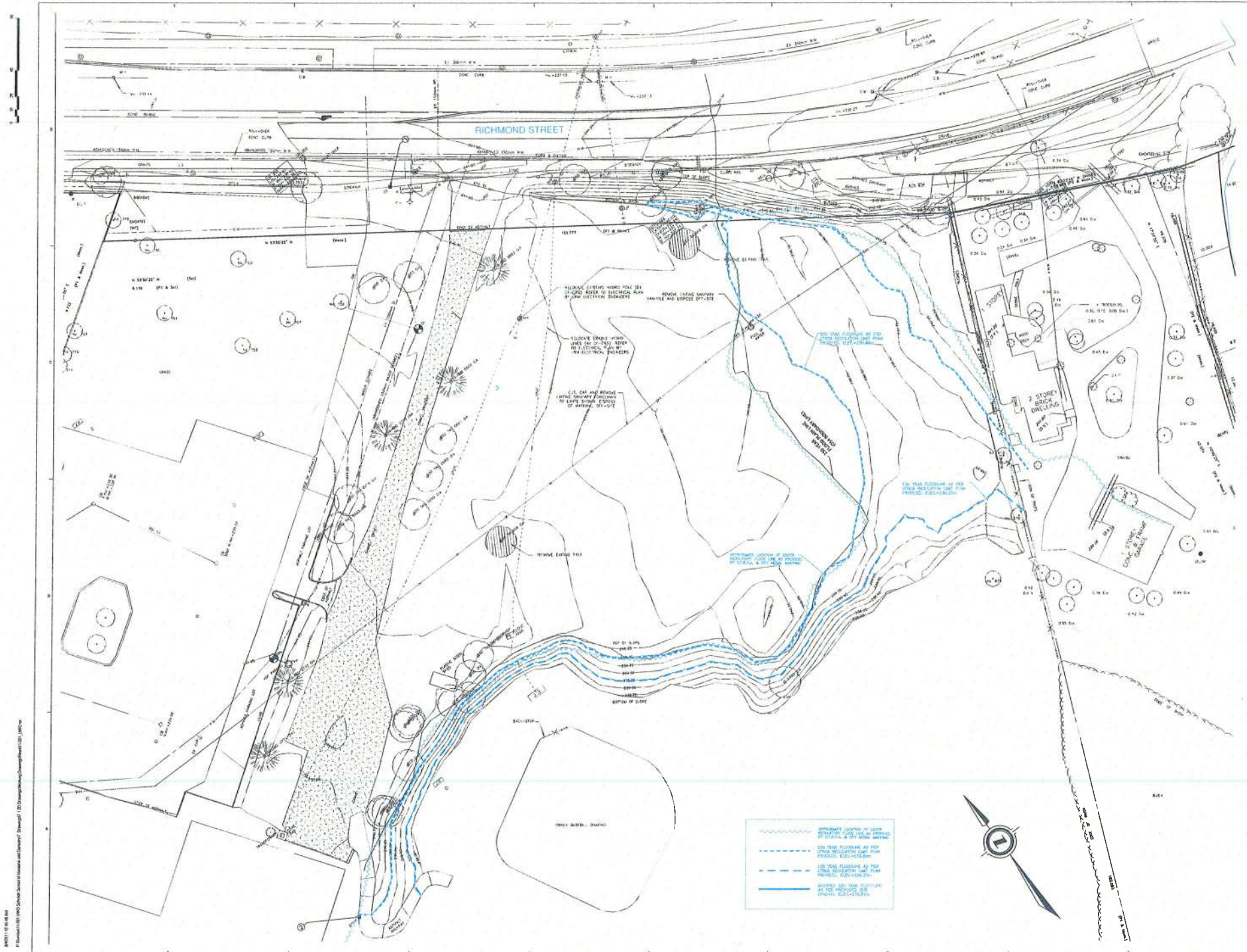
Payment Method: Certified cheque Money Order Solicitor's general or trust account cheque

- The payment must be in Canadian funds, payable to the Minister of Finance.
- Do not send cash.
- PLEASE ATTACH THE CERTIFIED CHEQUE/MONEY ORDER TO THE FRONT OF THIS FORM.

Notes about the flood plain and os4 zone line:

Due to the difficulty in determining the arbitrary OS4 zone line it was establish that the zone line likely followed the contour Elevation of 240.00M. This elevation line appeared to be close to the thick OS4 zone line taken from the city of London's web drawing and old maps from the Upper Thames Conservation Authority. The 240M contour line followed the pattern of the 100 and 250 year flood line through the balance of the property and it seemed reasonable to suggest that it continued on this section of Western's property. However the 240M contour line on this section of property was a man made ditch to incorporate an existing Highway 4 drainage basin. The Consulting Engineer, the Upper Thames Conservation Authority and the city of London all acknowledge that this line should be modified to follow the natural lay of the land and the University agreed that this would be done under the Medical Education Building. Once this grading change was complete, the 250 year flood line and the OS 4 zone line would be modified through a future zoning change.

Documents enclosed to support the above information.



VERMEERHIND ARCHITECTS
 15 FOUNTAIN DRIVE
 DUNDAS, ONTARIO
 CANADA N1W 1Y4

FAMILY MEDICINE

University of Western Ontario
 address

SCALE = 1:250



Consulting Civil Engineers
 15 FOUNTAIN DRIVE
 DUNDAS, ONTARIO N1W 1Y4
 Phone: (519) 452-2315
 Fax: (519) 452-4182
 e-mail: enr@vermeerhind.com

I HEREBY CERTIFY THE PROPOSED DRAINAGE AND APPURTENANCE WORKS SHOWN ON THIS DRAWING WERE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND THE PROPOSED WORKS ARE NECESSARY FOR THE PROPOSED DEVELOPMENT AND ACCESS TO THE LANDS AND ADJOINING LANDS.

Revisions

NO.	ISSUE	DATE
Sheet Information		
Date	AUGUST 2011	
Job Number	081-0001	
Drafter	LJAS	
Checker	CJAS	
Approver	CJAS	

EXISTING CONDITIONS AND REMOVALS PLAN

Sheet
SE1



CLIENTS CERTIFY THE PROPOSED
 GRADING AND APPROPRIATE DRAINAGE WORK
 COMPLY WITH SOUND ENGINEERING DESIGN AND
 THAT THE PROPOSED GRADING IS COMPATIBLE
 WITH APPLICABLE CITY ORDINANCES AND THE
 EXISTING DRAINAGE PATTERNS ON AND
 ACROSS THE LANDS SHOWN HEREON.

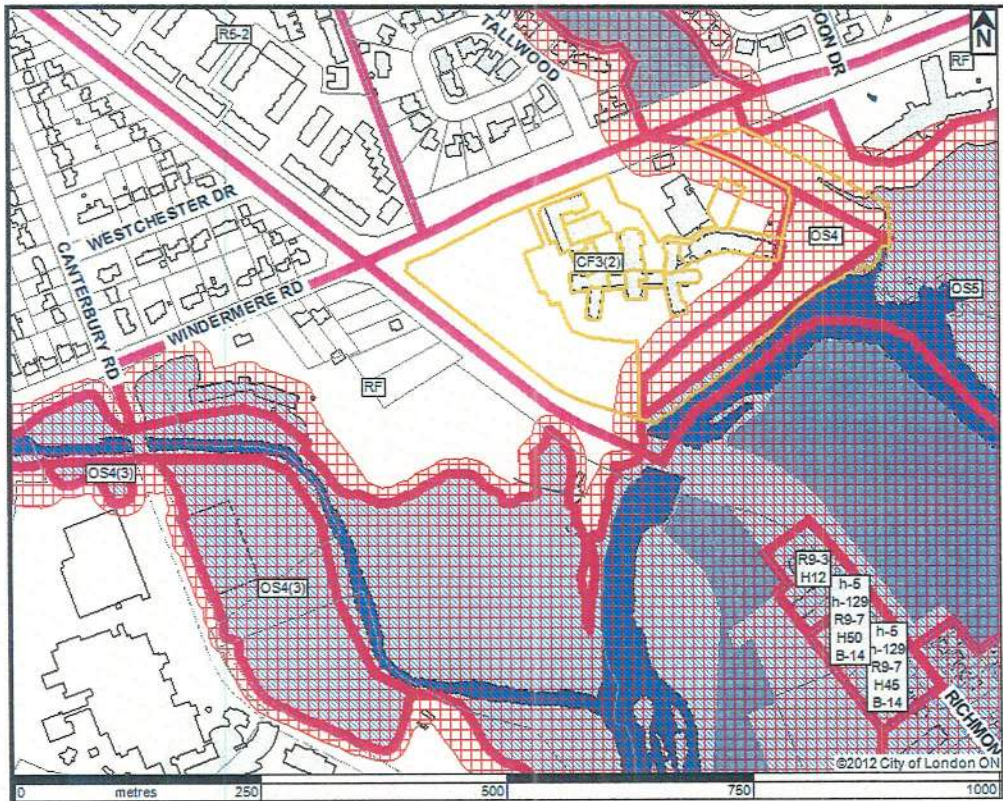
Revisions

NO.	DATE	BY	CHKD.
1	AUGUST 2011		
2			
3			
4			
5			
6			
7			
8			
9			
10			

**SITE ENGINEERING
 PLAN**

PROPOSED GRADE AT THE
 INTERSECTION OF THE
 PROPOSED DRAINAGE
 WITH THE EXISTING
 DRAINAGE SYSTEM
 SHALL BE AS SHOWN
 ON THE DRAWING.

11/11/2011 10:00 AM
 F:\Projects\2011\1100\Drawings\Sheet\SE2.dwg



MAP LEGEND NOTES

-  Existing
-  Zone Codes
-  Appealed Areas
- Cons Auth**
-  Regulated Areas
-  Flood Plains
-  Parking Area 1
-  Parking Area 2
-  Parking Area 3
-  Assessment Parcels
-  Buildings
-  Parks



New Medical Education Building

RECEIVED
MAR 21 2012

- The Department of Family Medicine
approximately 30,000 sq. ft.
- The Masters Program in Public Health
approximately 15,000 sq. ft. needed
- Unfinished floor for Future Schulich needs
- Building is 4 storey Stone & Zinc cladding
- Slab on grade (no basement)

New Medical Education Building



Our site



Looking West From Richmond St.

Our site

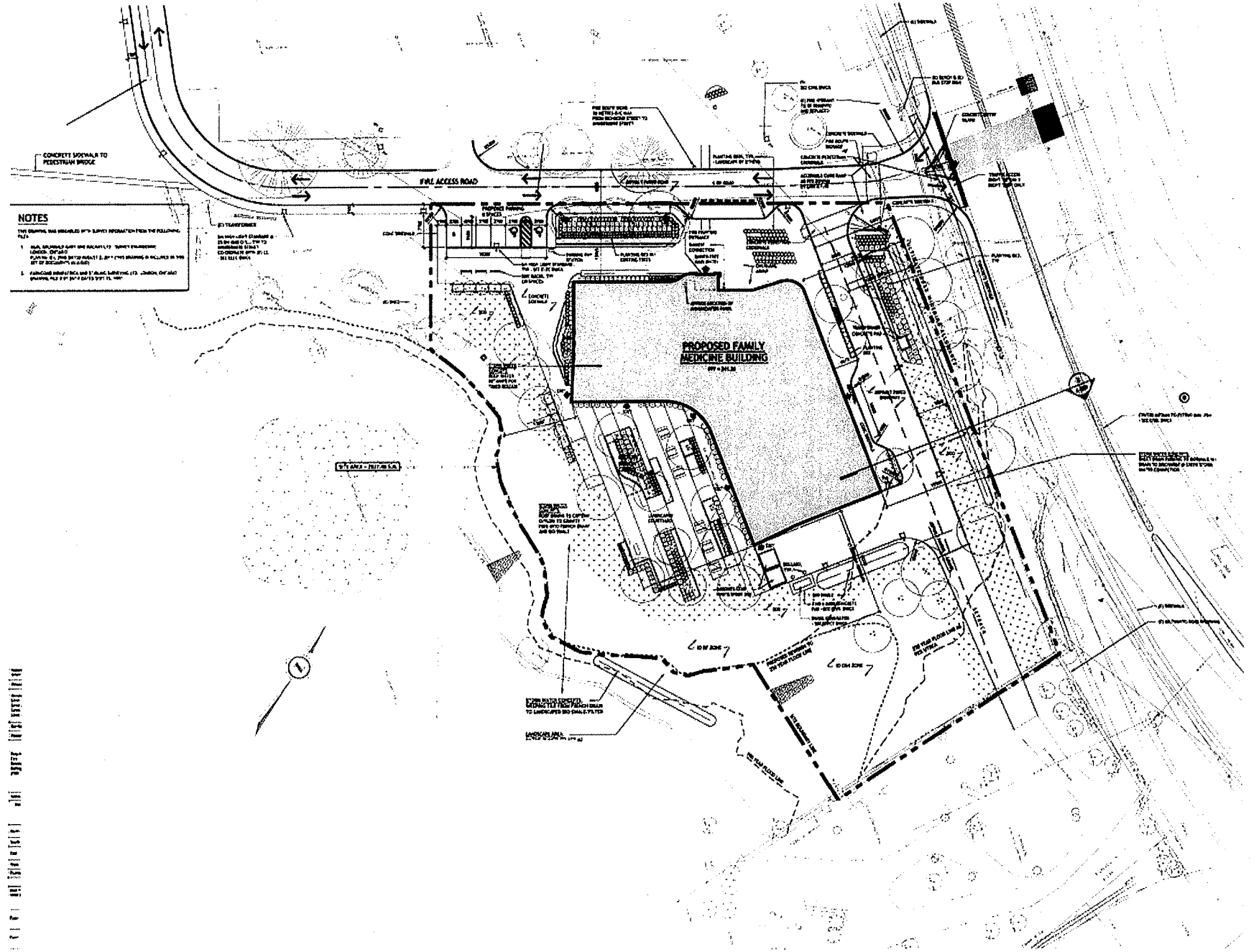


Looking East from on site

Our site

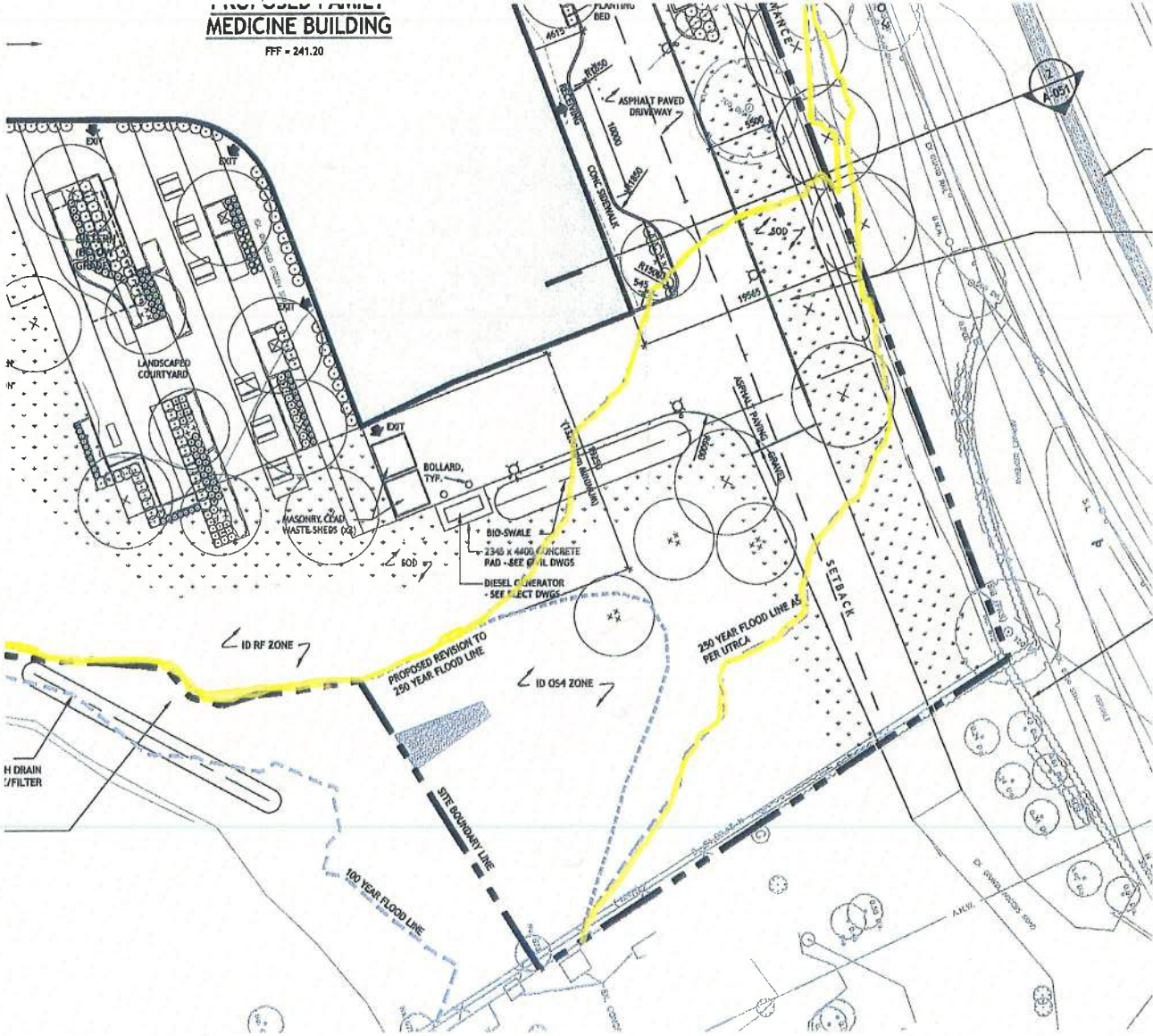


Our site



NOTES
 THE DRAWING HAS BEEN REVISED BY THE FOLLOWING:
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

Detail



LEED

Leadership in Energy and Environmental Design

- **rainwater harvesting**
- **low impact site design**
- **natural, low emitting finishes**
- **wood from sustainable forests**
- **recycled content**
- **high performance heating and cooling**

Upper Thames River basin

- It is stated in a report done by researchers at the Western University, London Ontario, “a moderate change in precipitation is predicted and a shift in timing.” This shift will occur over different months than historically shown in the past. Precipitation will decrease in the summer months and increase in the winter months. No consistent pattern has been found and regional studies are needed outside the limits of the City of London. ¹

1. Solaiman, T. A., King, L. M. and Simonovic, S. P. (2011), Extreme precipitation vulnerability in the Upper Thames River basin: uncertainty in climate model projections. *Int. J. Climatol.*, 31: 2350–2364. doi: 10.1002/joc.2244