

Zoning By-Law Amendment

745 and 747 Waterloo Street



File: Z-8921

Applicant: The Y Group Investments & Management Inc.

What is Proposed?

Zoning amendment to allow:

- Clinics in existing buildings; dwelling units; emergency care establishments in existing buildings; medical/dental offices in existing buildings; offices in existing buildings; and outpatient clinics in existing buildings; in addition to the other uses already permitted on the subject site
- Special provision to recognize existing landscaping and vehicular parking

YOU ARE INVITED!

Further to the Notice of Application you received on July 4, 2018, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Monday, September 24, 2018, no earlier than 5:15 p.m.

Meeting Location: City Hall, 300 Dufferin Avenue, 3rd Floor

For more information contact:

Michelle Knieriem
mknieriem@london.ca
519-661-CITY (2489) ext. 4549
Planning Services, City of London,
206 Dundas St., London ON N6A 1G7
File: File Number(s)

london.ca/planapps

To speak to your Ward Councillor:

Councillor Tanya Park
tpark@london.ca
519-661-CITY (2489) ext. 4013

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Commonly Used Planning Terms are available at london.ca/planapps.

Requested Zoning By-law Amendment

To change the zoning at 745 Waterloo Street from a Residential R2/Office Conversion Zone to a Residential R2/Office Conversion Special Provision Zone and at 747 Waterloo Street from an Office Conversion/Convenience Commercial Special Provision Zone to an Office Conversion Special Provision/Convenience Commercial Special Provision Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R2/Office Conversion (R2-2/OC4) Zone at 745 Waterloo Street and Office Conversion/Convenience Commercial Special Provision (OC4/CC(1)) at 747 Waterloo Street

Permitted Uses: single detached dwellings, semi-detached dwellings, duplex dwellings, converted dwellings, dwelling units, and offices in existing building at 745 Waterloo Street and dwelling units, offices in existing buildings, existing retail stores, convenience service establishments, convenience stores, financial institutions, and personal service establishments at 747 Waterloo Street

Special Provision(s): additional permitted use of existing retail stores at 747 Waterloo Street

Height: maximum of 10.5 metres at 745 Waterloo Street; maximum of 8 metres at 747 Waterloo Street

Requested Zoning

Zone: Residential R2/Office Conversion Special Provision (R2-2/OC6(_)) at 745 Waterloo Street and Convenience Commercial Special Provision/Office Conversion Special Provision (CC(1)/OC6(_)) at 747 Waterloo Street

Permitted Uses: single detached dwellings, semi-detached dwellings, duplex dwellings, converted dwellings, dwelling units, offices in existing buildings, clinics in existing buildings, emergency care establishments in existing buildings, medical/dental offices in existing buildings, and outpatient clinics in existing building at 745 Waterloo Street and dwelling units, offices in existing buildings, existing retail stores, convenience service establishments, convenience stores, financial institutions, personal service establishments, clinics in existing buildings, emergency care establishments in existing buildings, medical/dental offices in existing buildings, and outpatient clinics in existing buildings at 747 Waterloo Street

Special Provision(s): recognize the existing soft landscaping of 14% and the existing parking spaces (8 on-site and 8 boulevard parking spaces) as the minimum number of parking spaces required

Height: no change requested

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 Medium Density Residential in the Official Plan, which permits residential uses as the main uses.

The subject lands are in the Urban Corridor Place Type in *The London Plan*, permitting a range of residential and non-residential uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the zoning of land located within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca/planapps) page at london.ca.

See More Information

You can review additional information and material about this application by:

- visiting Planning Services at 206 Dundas Street, Monday to Friday between 8:30am and 4:30pm;
- contacting the City's Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested zoning changes at this meeting, which is required by the *Planning Act*. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

Right to Appeal to the Local Planning Appeal Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <http://elto.gov.on.ca/tribunals/lpat/about-lpat/>.

Notice of Collection of Personal Information

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-CITY(2489) ext. 4937.

Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact accessibility@london.ca or 519-661-CITY(2489) extension 2425 for more information.